

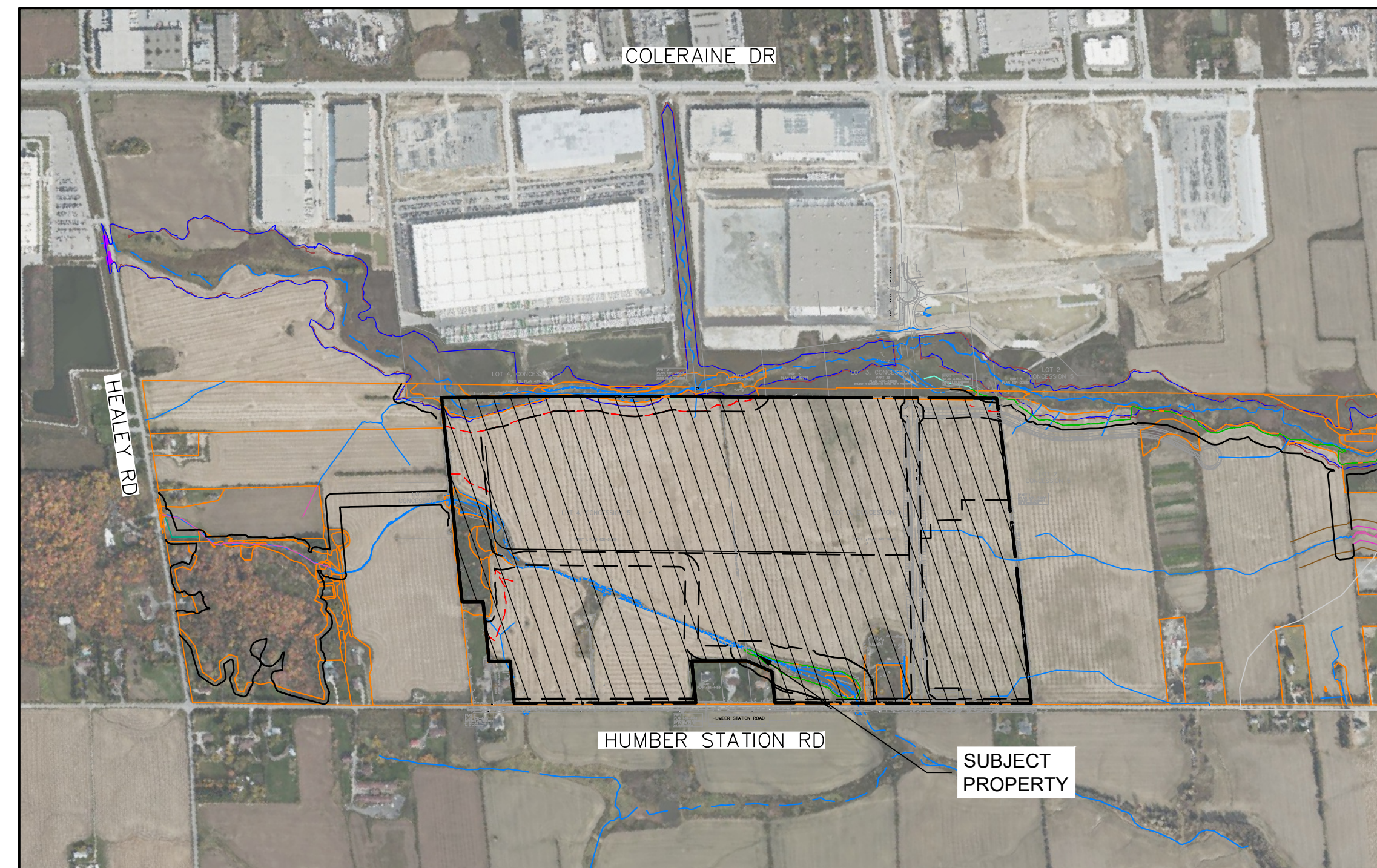
TOWN OF CALEDON
 PLANNING
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 April 8, 2026

HUMBER STATION DISTRIBUTION CENTRE

TOWN OF CALEDON

REGIONAL MUNICIPALITY OF PEEL

NATURAL CHANNEL RE-ALIGNMENT DESIGN



SUBMISSION HISTORY		
SUB. NUMBER	DESCRIPTION	DATE
1	ISSUED FOR DRAFT PLAN OF SUBDIVISION	AUG/08/2025
2	RE-ISSUED FOR DRAFT PLAN OF SUBDIVISION	APR/01/2026

MUNICIPALITY

TOWN OF CALEDON
 6311 OLD CHURCH RD.
 CALEDON, ON, L7C 1J6

REGION

REGION OF PEEL
 10 PEEL CENTRE DRIVE
 SUITE A AND B
 BRAMPTON, ON, L6T 4B9

CONSERVATION AUTHORITY

TORONTO AND REGION
 CONSERVATION AUTHORITY
 5 SHOREHAM DRIVE
 TORONTO, ON, M3N 1S4

DEVELOPER

PLD HUMBER STATION INVESTMENTS LP
 185 THE WEST MALL,
 SUITE 700
 TORONTO, ON, M9C 5L5

CIVIL

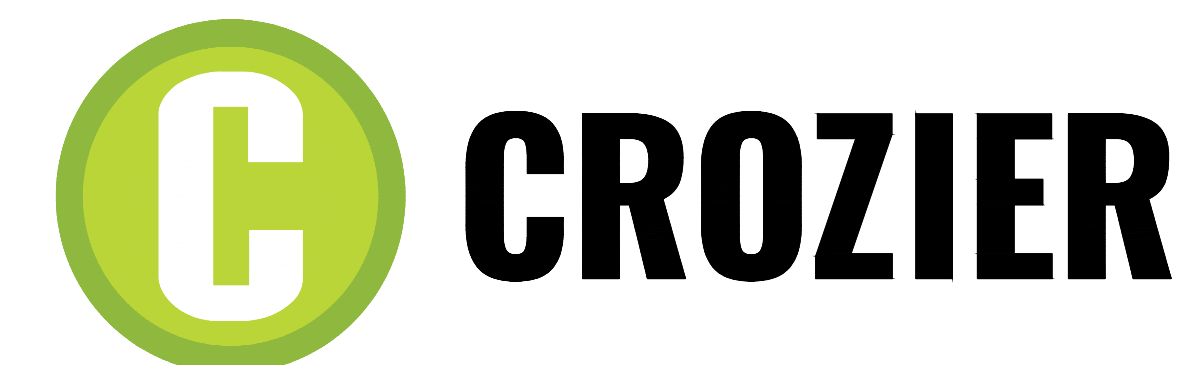
C.F. CROZIER & ASSOCIATES INC.
 4900 PALLADIUM WAY,
 SUITE 202
 BURLINGTON, ON, L7M 0W7

GEOMORPHOLOGY

SLR CONSULTANTS LIMITED
 SUITE 200,
 300 TOWN CENTRE BOULEVARD,
 MARKHAM, ON, L3R 5Z6

LANDSCAPE ARCHITECT

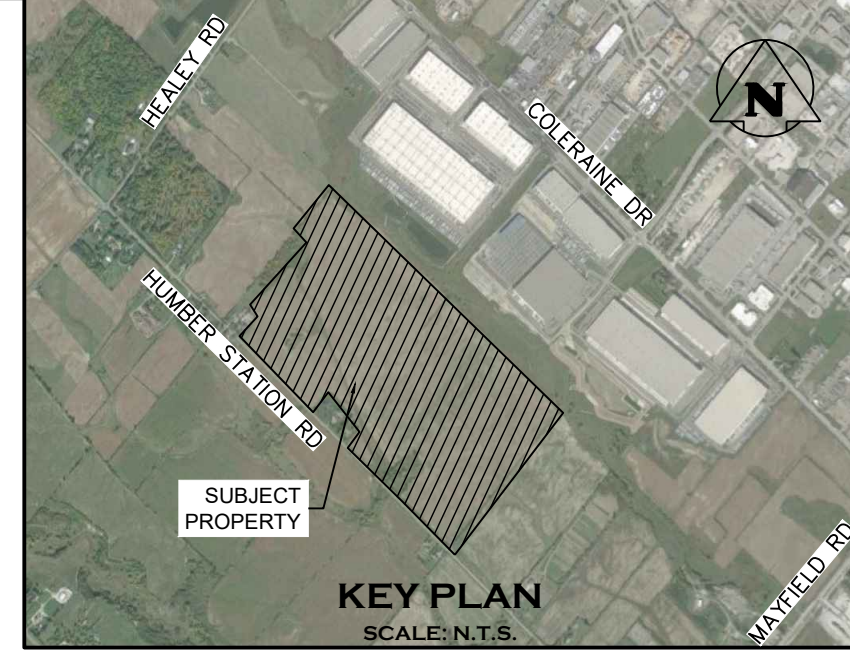
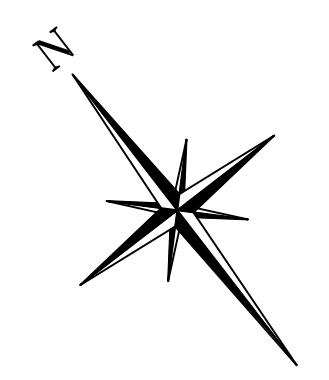
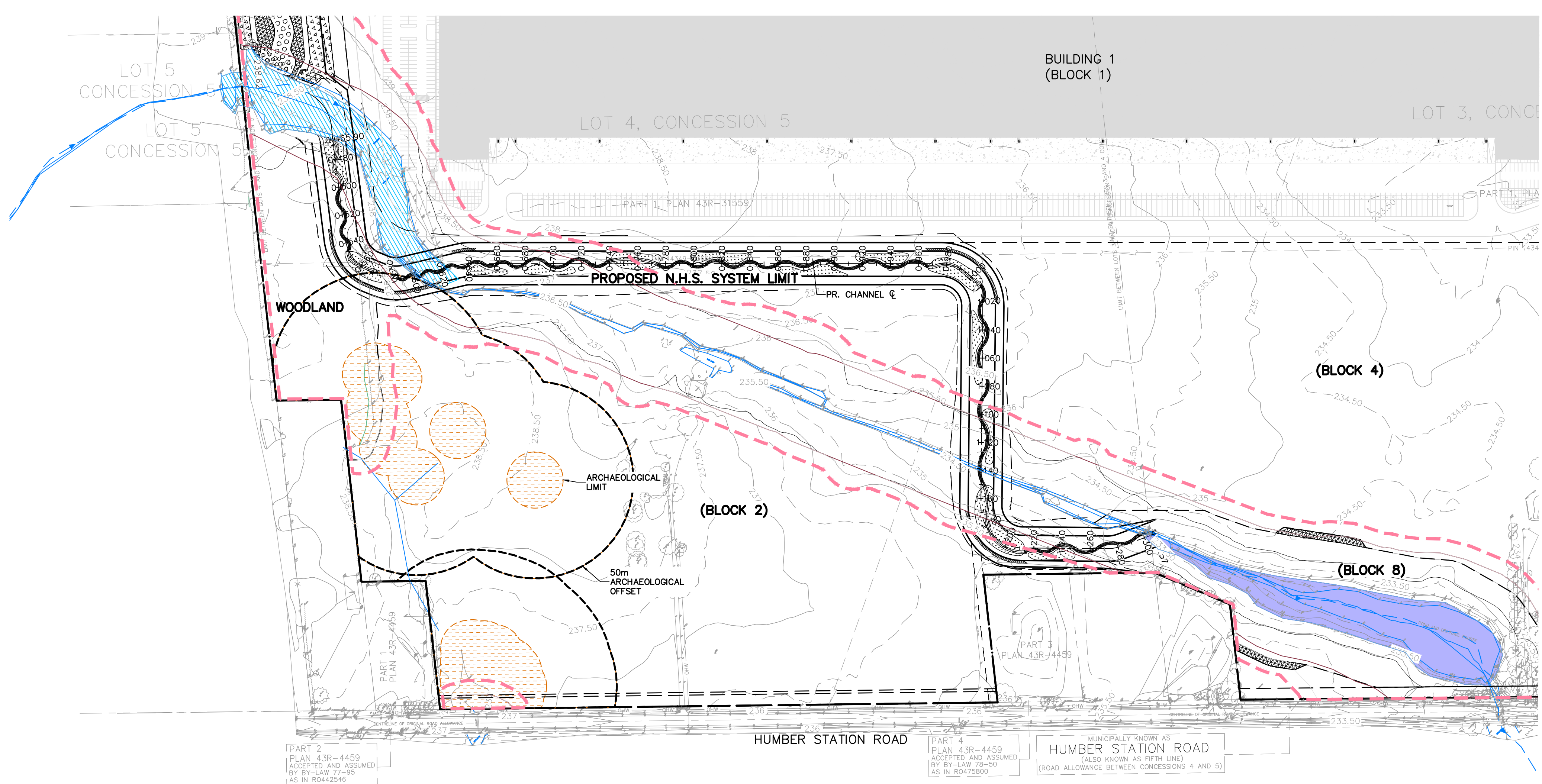
MHBC
 PLANNING URBAN DESIGN &
 LANDSCAPE ARCHITECTURE
 3230-7050 WESTON ROAD,
 WOODBRIDGE ON, L4L 8G7



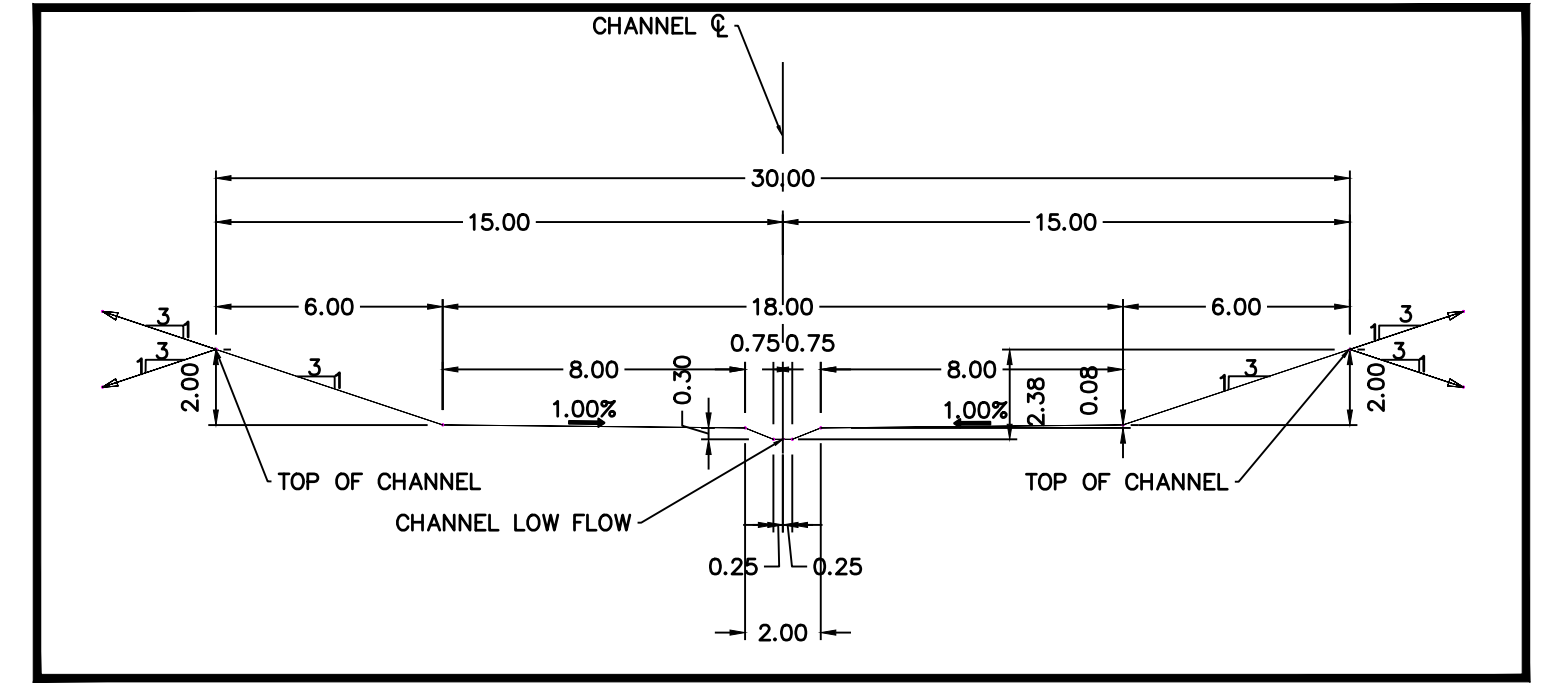
4900 PALLADIUM WAY
 SUITE 202
 BURLINGTON, ON, L7M 0W7
 905-875-0026
 WWW.CFCROZIER.CA

PROJECT No.: 0624-6777
2ND SUBMISSION FILE: RE-ISSUED FOR DRAFT PLAN OF SUBDIVISION

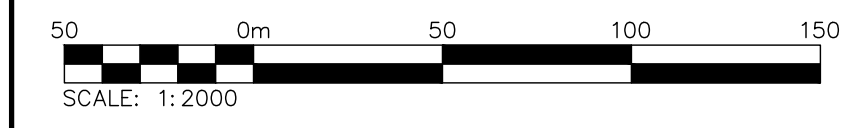
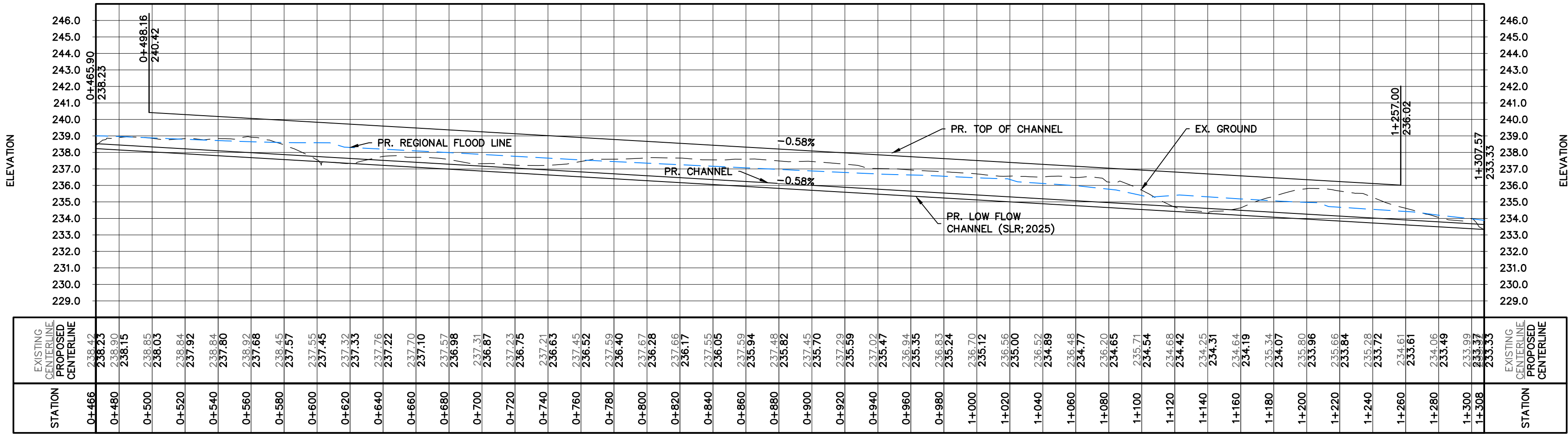
TOWN OF CALEDON
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NOTE:
ANY WORKS WITHIN 50m ARCHAEOLOGICAL MONITORING ZONE TO BE SUPERVISED BY AN ARCHAEOLOGIST.



CHANNEL TYPICAL SECTION

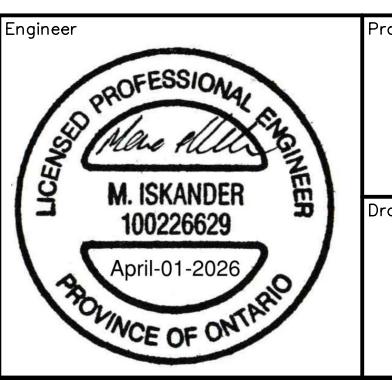
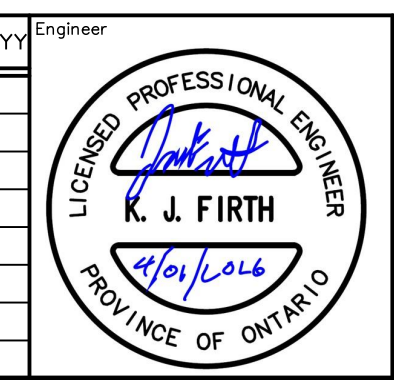


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- DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS:
ELEVATION ARE REFERRED TO THE REGION OF PEEL BENCHMARK No. 40 LOCATED ON THE SOUTH FACE AT THE WEST CORNER OF SOUTH END OF A CONCRETE BOX CULVERT ACROSS MAYFIELD ROAD APPROXIMATELY 0.56 km EAST OF CLARKWAY DRIVE, HAVING AN ELEVATION OF 222.165 m. VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928 (1978 SOUTHERN ONTARIO READJUSTMENT)

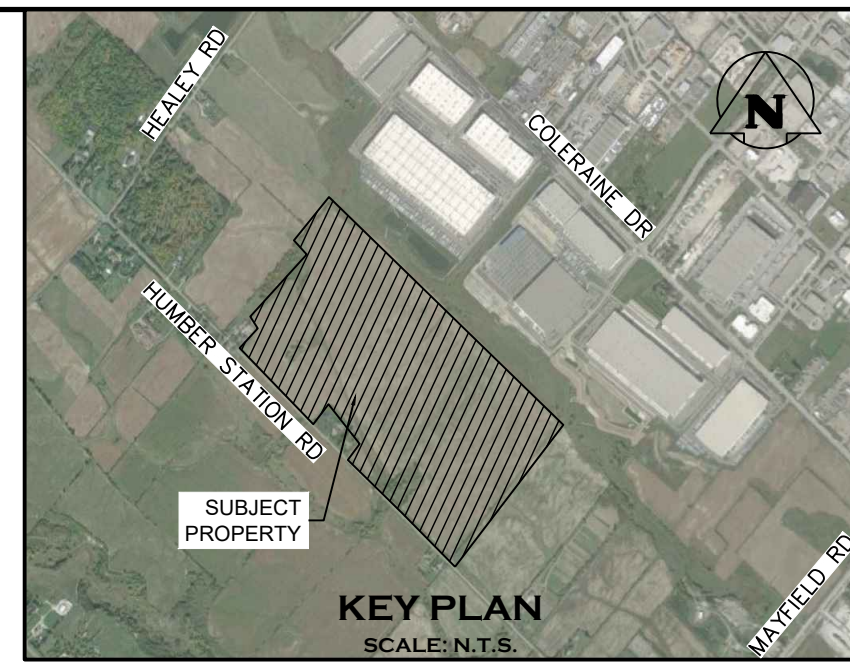
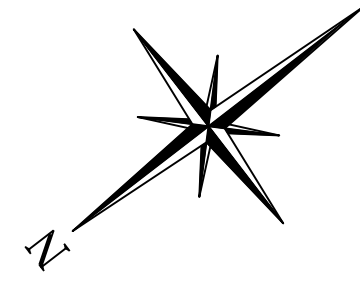
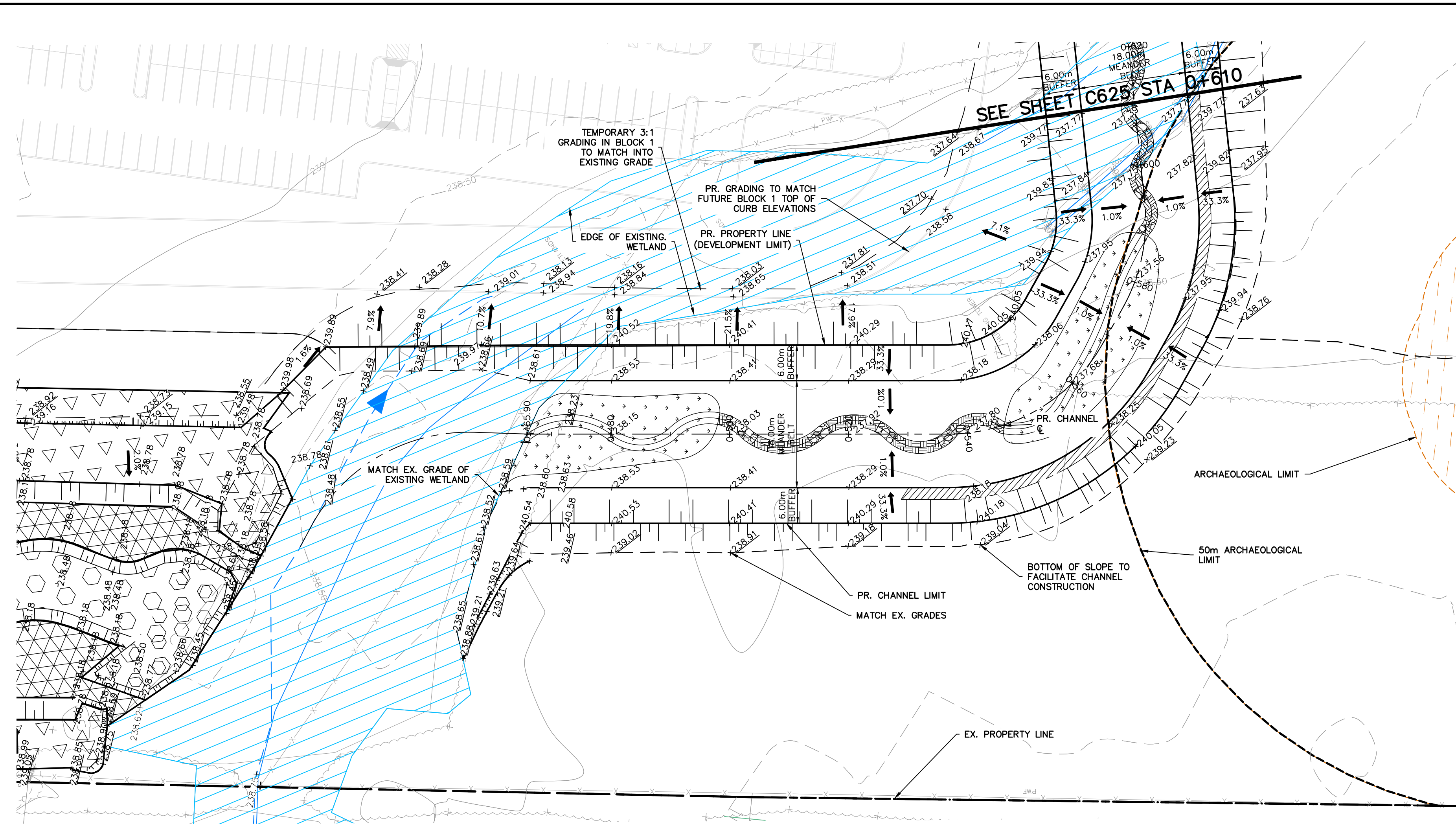
No.	ISSUE	DATE: MMM/DD/YYYY
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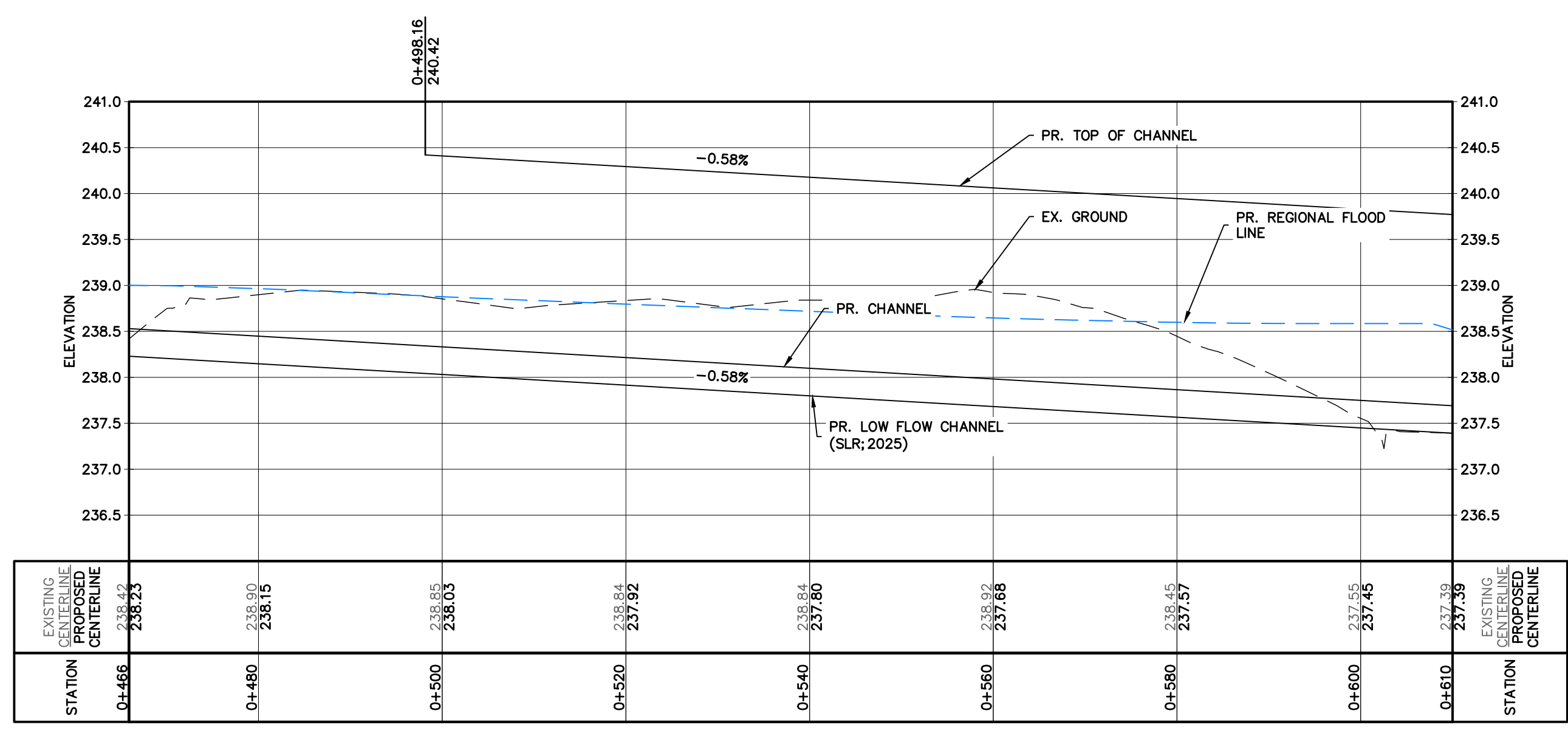
Project: HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON
Drawing: CHANNEL PLAN & PROFILE (0+00 - 1+319)

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: 624-6777
Check By: M.I./J.F. Check By: M.I./J.F. Drawing: C623

TOWN OF CALEDON
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NOTE:
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2. FOR DETAILED LOW FLOW CHANNEL DESIGN AND DETAILED WETLAND COMPENSATION DESIGN, REFER TO CHANNEL REALIGNMENT DRAWINGS PREPARED BY SLR.
3. ANY WORKS WITHIN 50m ARCHAEOLOGICAL MONITORING ZONE TO BE SUPERVISED BY AN ARCHAEOLOGIST.



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No.	ISSUE	DATE: MMM/DD/YYYY
1	ISSUED FOR DRAFT PLAN OF SUBDIVISION	AUG/08/2025
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Engineer

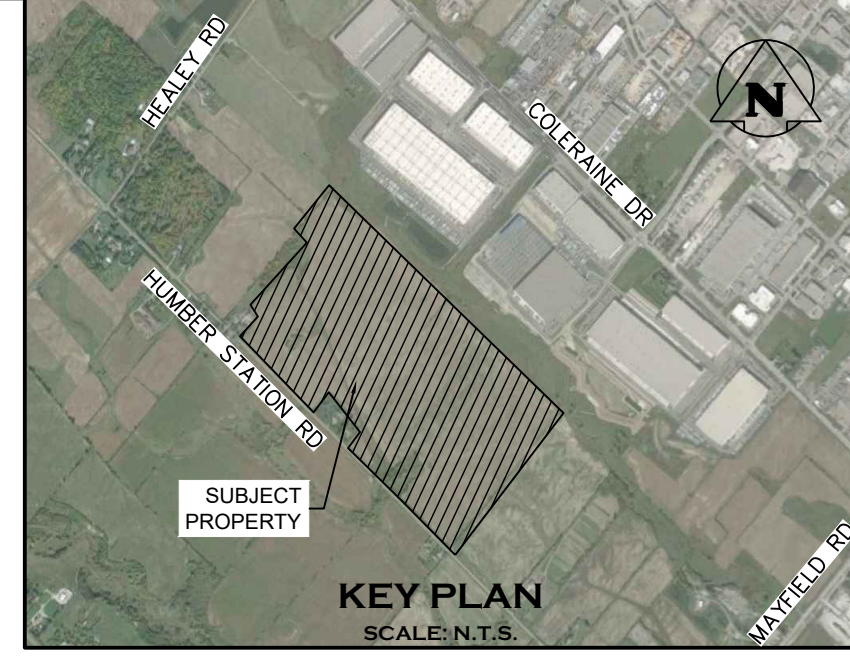
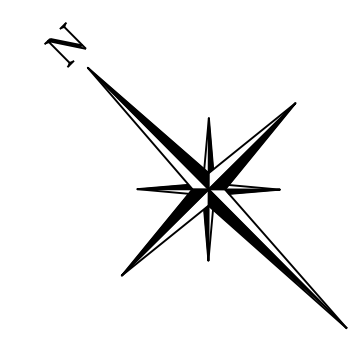
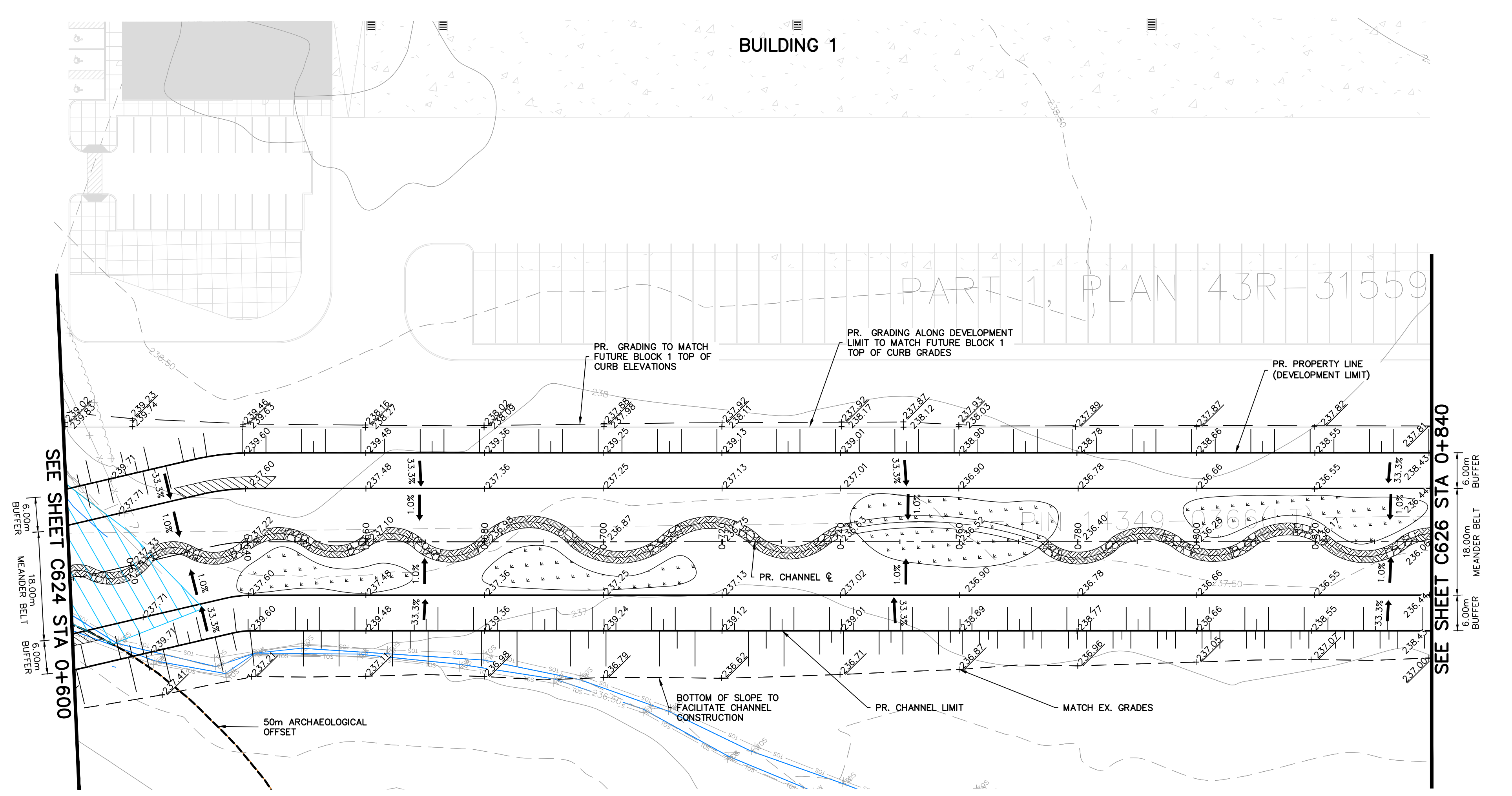
Project
**HUMBER STATION DISTRIBUTION CENTRE
TOWN OF CALEDON**

Drawing
CHANNEL PLAN AND PROFILE (0+465 - 0+610)

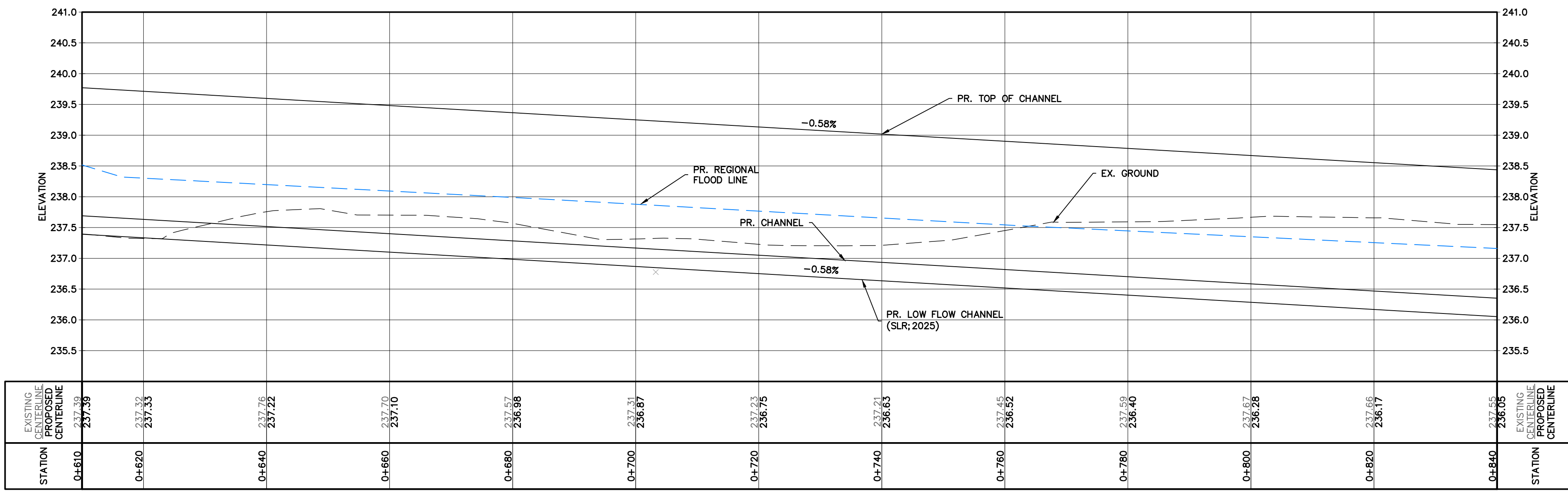
**CROZIER
CONSULTING ENGINEERS**

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: **624-6777**
 Check By: M.I./J.F. Check By: M.I./J.F. Drawing: **C624**

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NOTE:
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2. FOR DETAILED LOW FLOW CHANNEL DESIGN AND DETAILED WETLAND COMPENSATION DESIGN, REFER TO CHANNEL REALIGNMENT DRAWINGS PREPARED BY SLR.
3. ANY WORKS WITHIN 50m ARCHAEOLOGICAL MONITORING ZONE TO BE SUPERVISED BY AN ARCHAEOLOGIST.

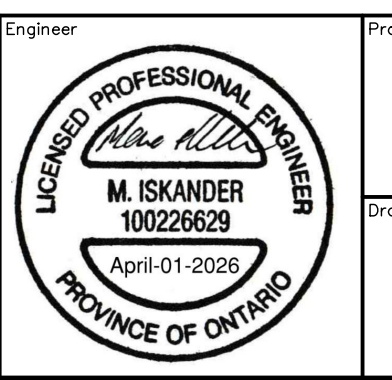
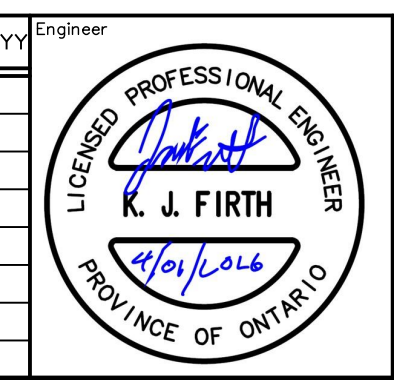


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5. ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.

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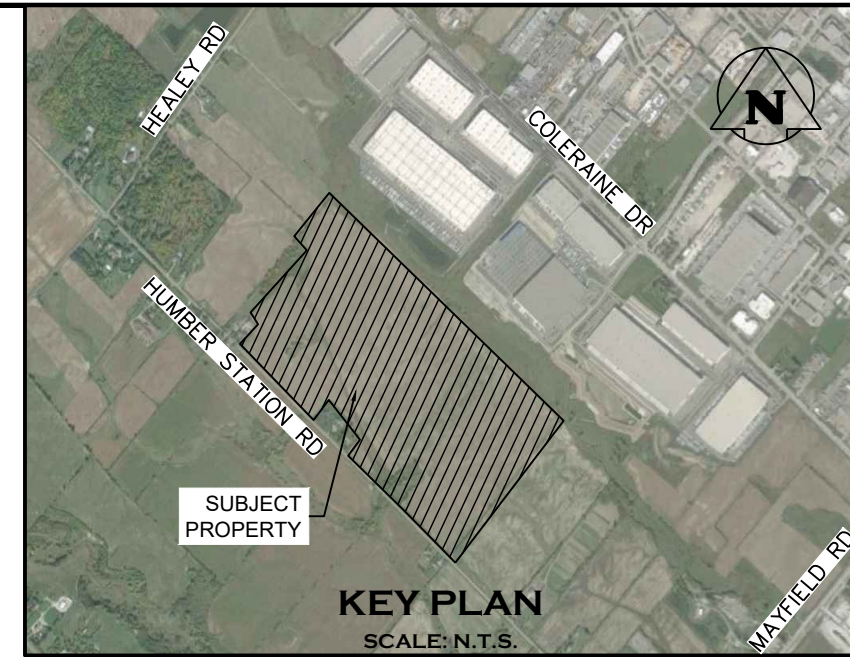
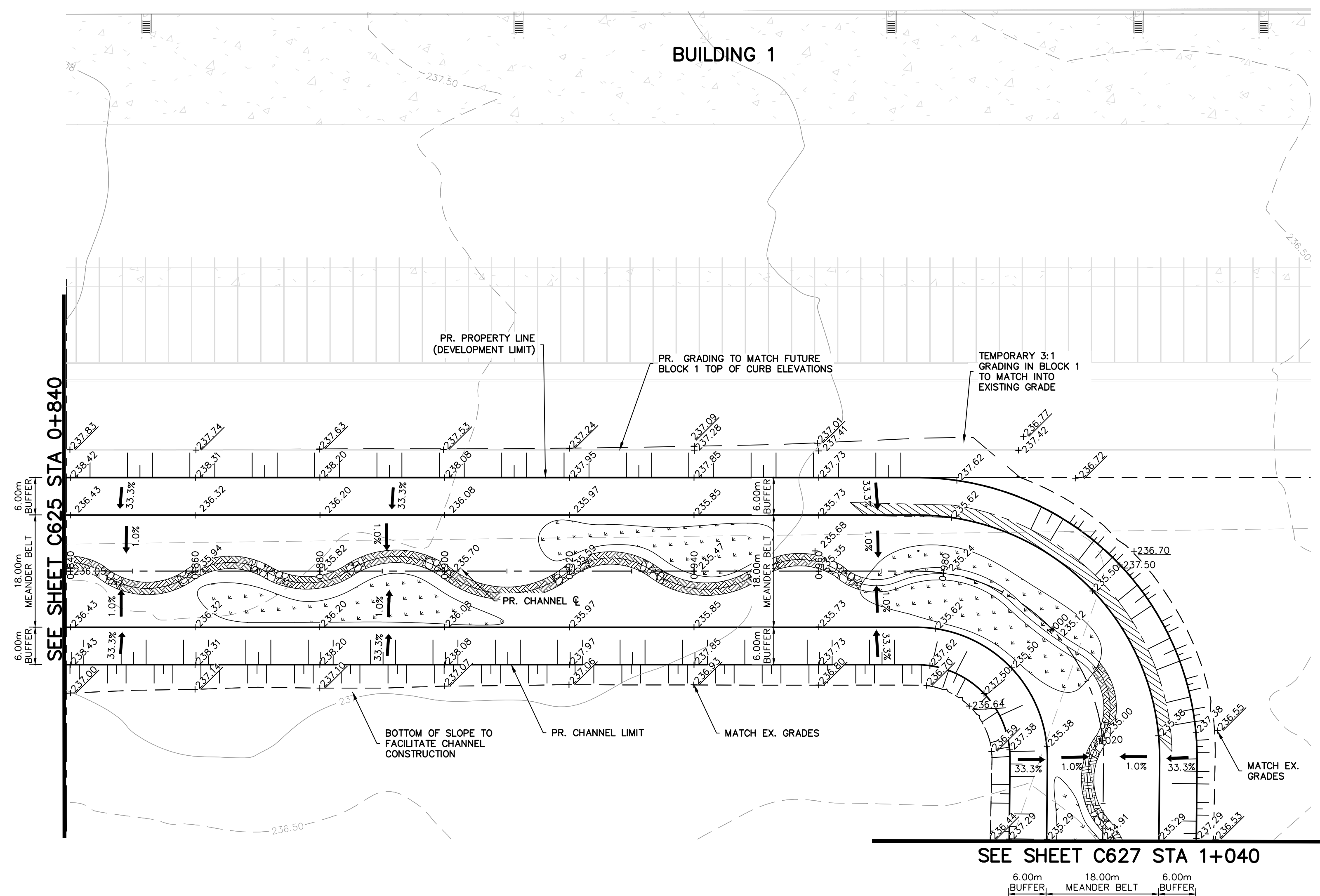
No.	ISSUE	DATE: MMM/DD/YYYY
1	ISSUED FOR DRAFT PLAN OF SUBDIVISION	AUG/08/2025
2	RE-ISSUED FOR DRAFT PLAN OF SUBDIVISION	APR/01/2026



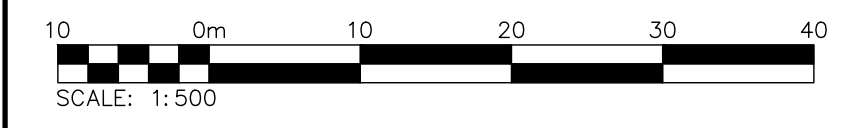
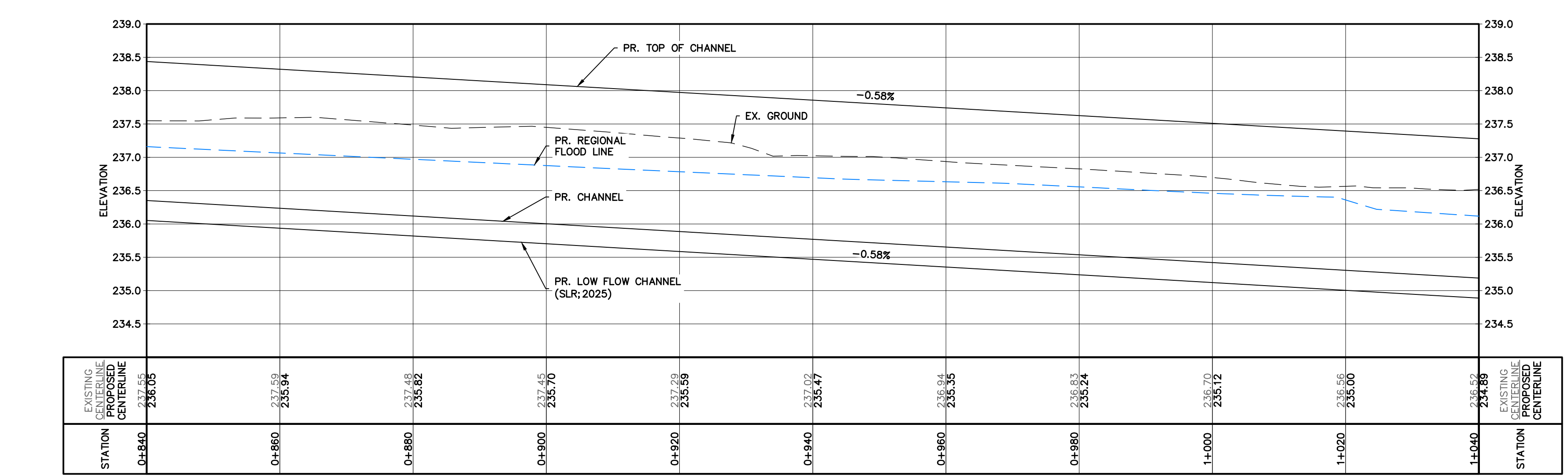
Project: HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON
Drawing: CHANNEL PLAN AND PROFILE (0+610 - 0+840)

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: 624-6777
Check By: M.I./J.F. Check By: M.I./J.F. Drawing: C625

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NOTE:
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2. FOR DETAILED LOW FLOW CHANNEL DESIGN AND DETAILED WETLAND COMPENSATION DESIGN, REFER TO CHANNEL REALIGNMENT DRAWINGS PREPARED BY SLR.



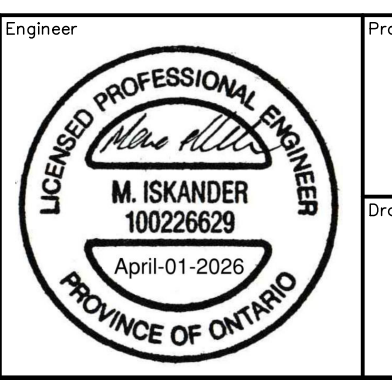
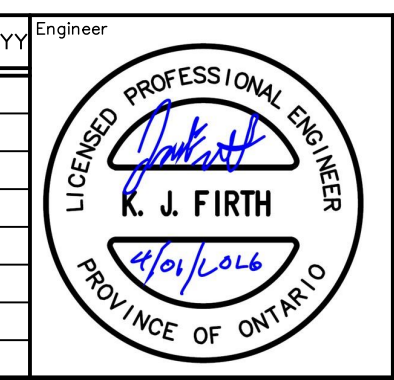
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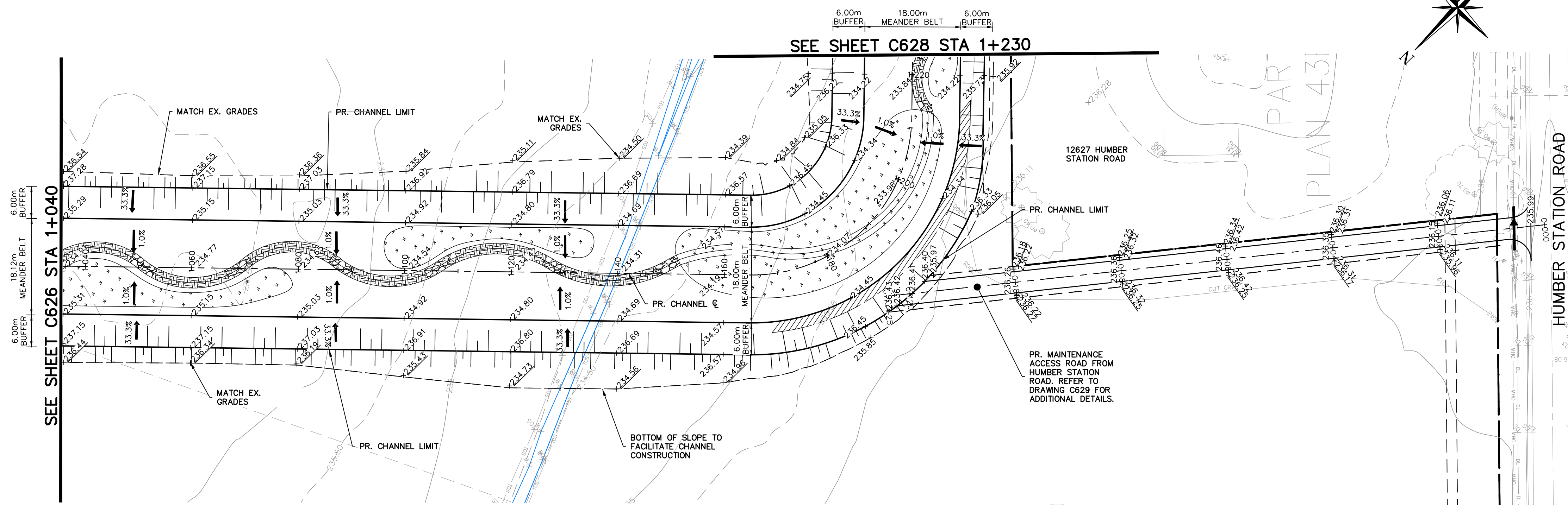
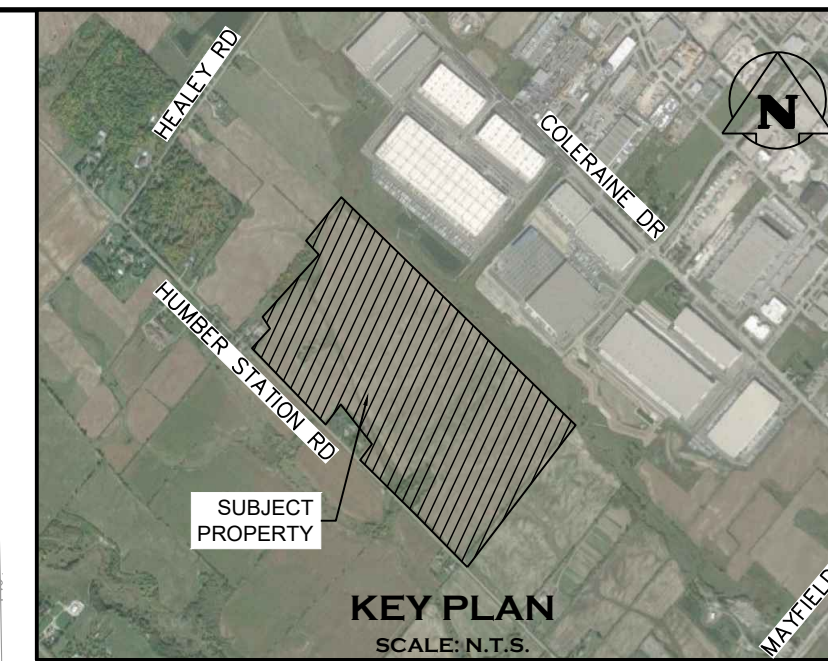
No.	ISSUE	DATE: MMM/DD/YYYY



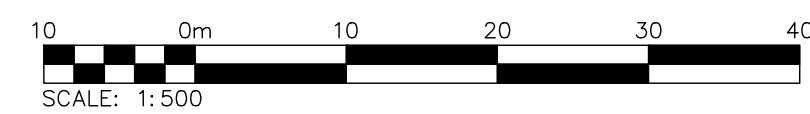
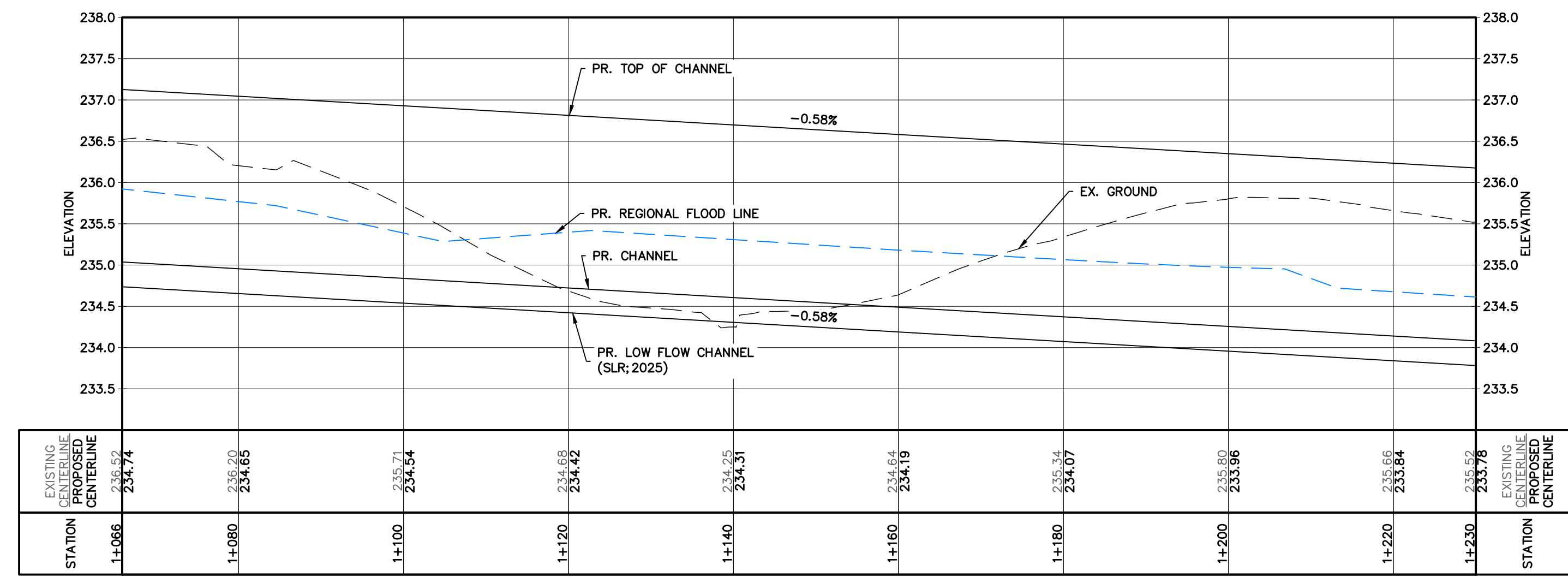
Project: HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON
Drawing: CHANNEL PLAN AND PROFILE (0+840 - 1+040)

CROZIER CONSULTING ENGINEERS

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: 624-6777
Check By: M.I./J.F. Check By: M.I./J.F. Drawing: C626



NOTE:
1. FOR LANDSCAPE DESIGN, REFER TO DRAWINGS PREPARED BY MHBC.
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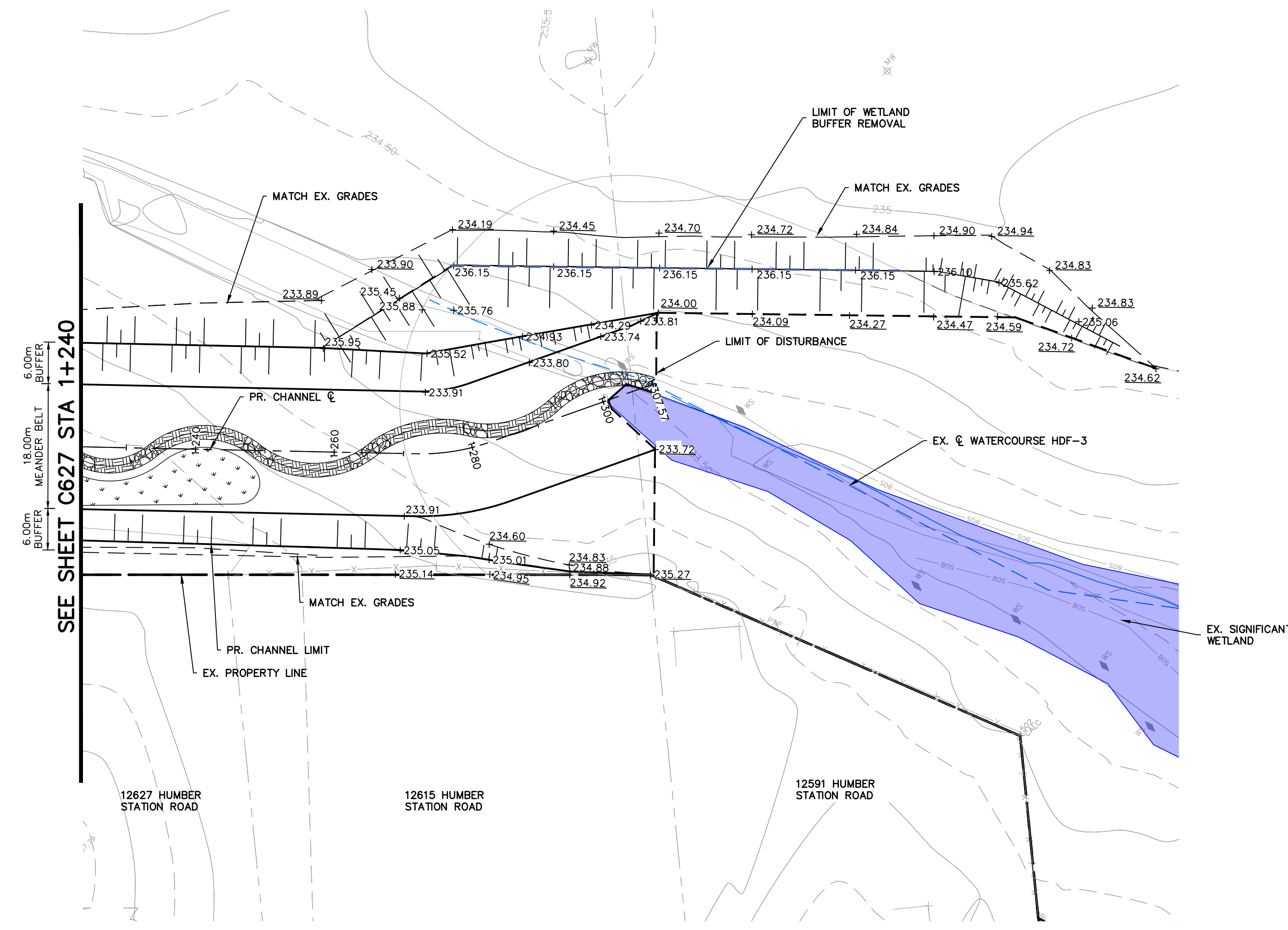
Engineer

 K. J. FIRTH
 M. ISKANDER
 100226629
 April-01-2026

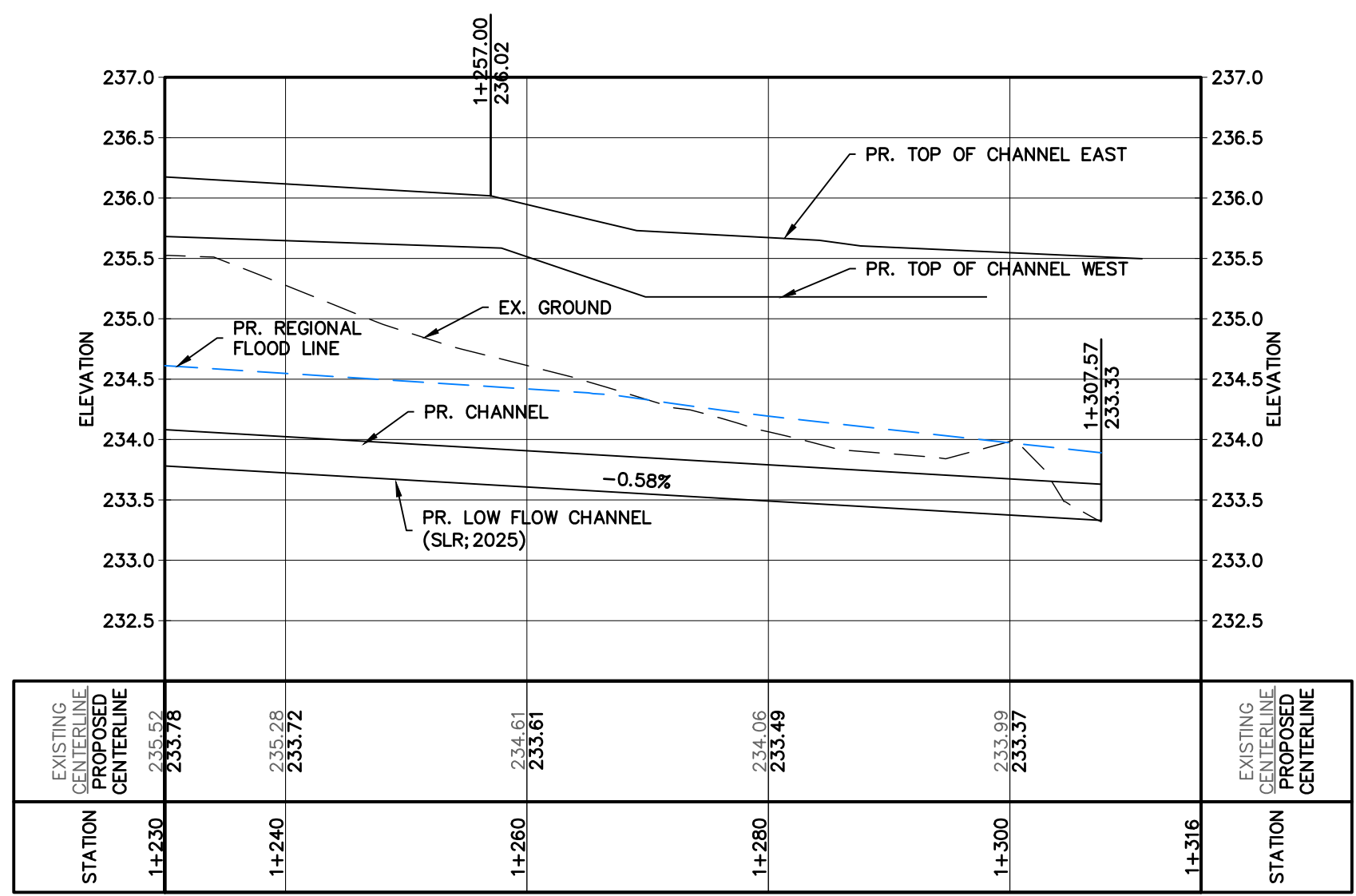
Project
**HUMBER STATION DISTRIBUTION CENTRE
TOWN OF CALEDON**
 Drawing
CHANNEL PLAN AND PROFILE (1+040 - 1+230)

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: **624-6777**
 Check By: M.I./J.F. Check By: M.I./J.F. Drawing: **C627**

TOWN OF CALEDON
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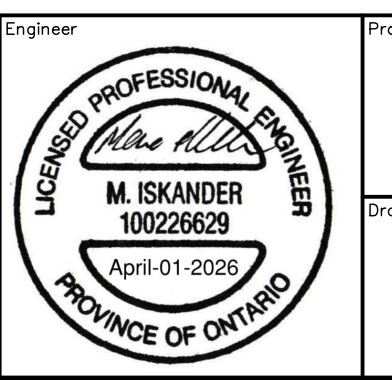
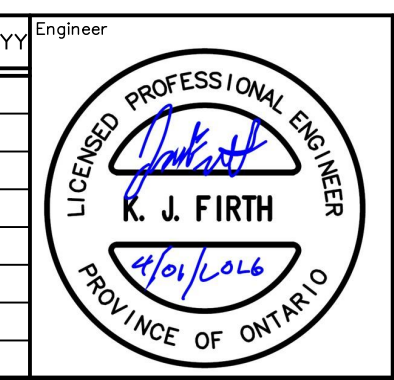


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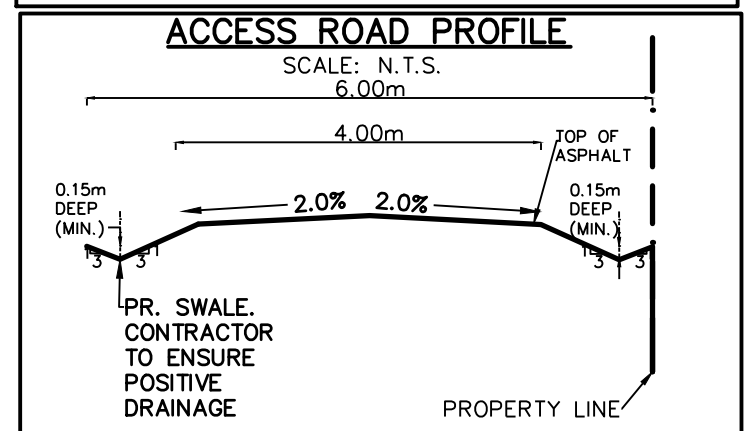
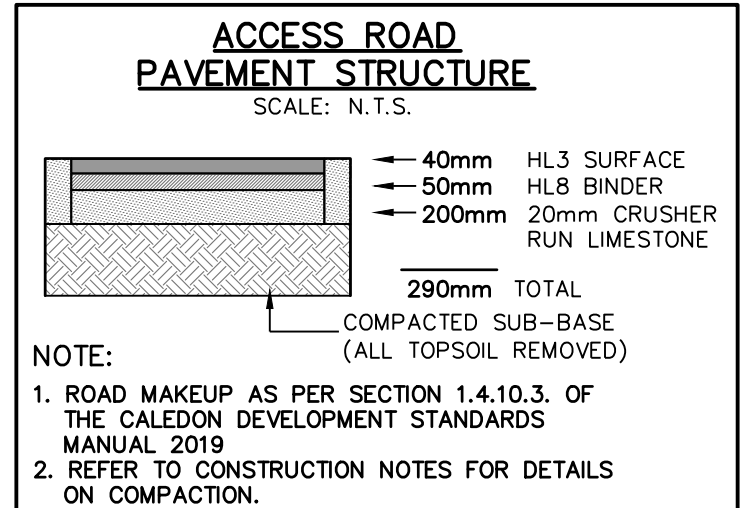
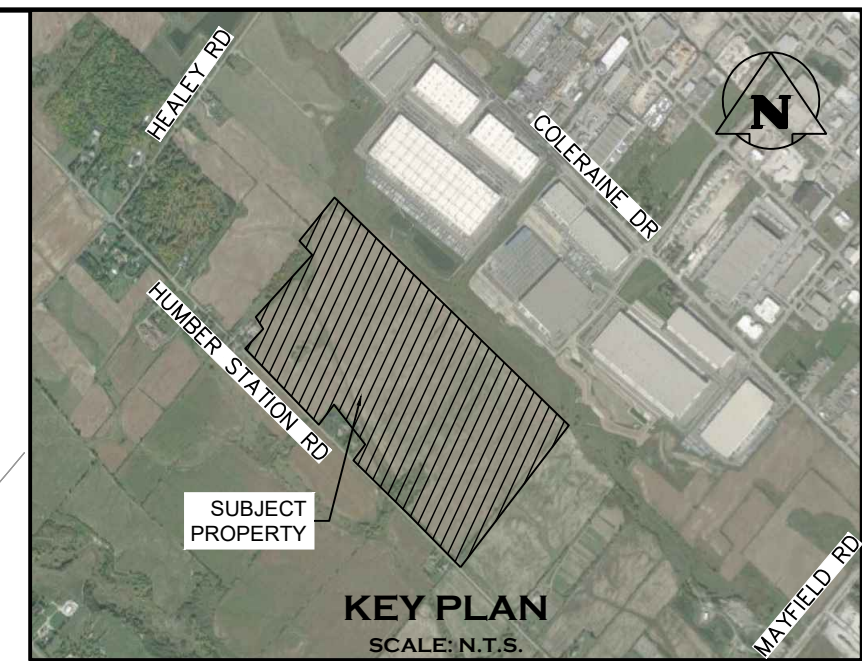
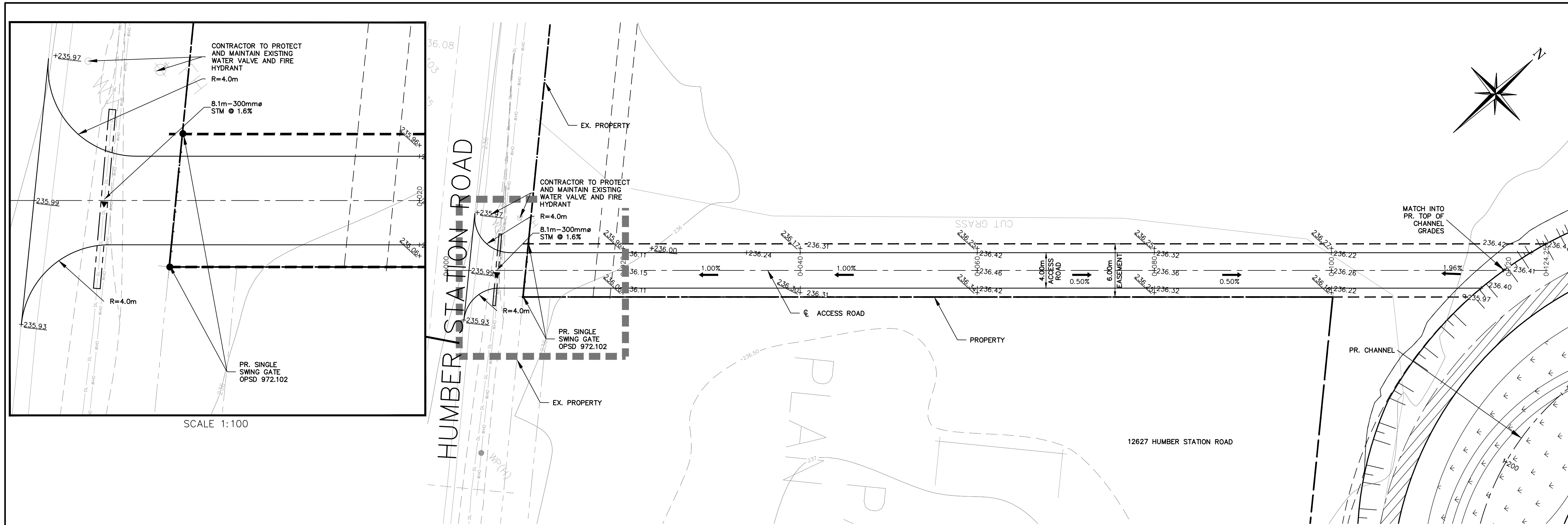
TEMPORARY BENCHMARKS:
 ELEVATION ARE REFERRED TO THE REGION OF PEEL BENCHMARK No. 40 LOCATED ON THE SOUTH FACE AT THE WEST CORNER OF SOUTH END OF A CONCRETE BOX CULVERT ACROSS MAYFIELD ROAD APPROXIMATELY 0.56 km EAST OF CLARKWAY DRIVE, HAVING AN ELEVATION OF 222.165 m. VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928 (1978 SOUTHERN ONTARIO READJUSTMENT)

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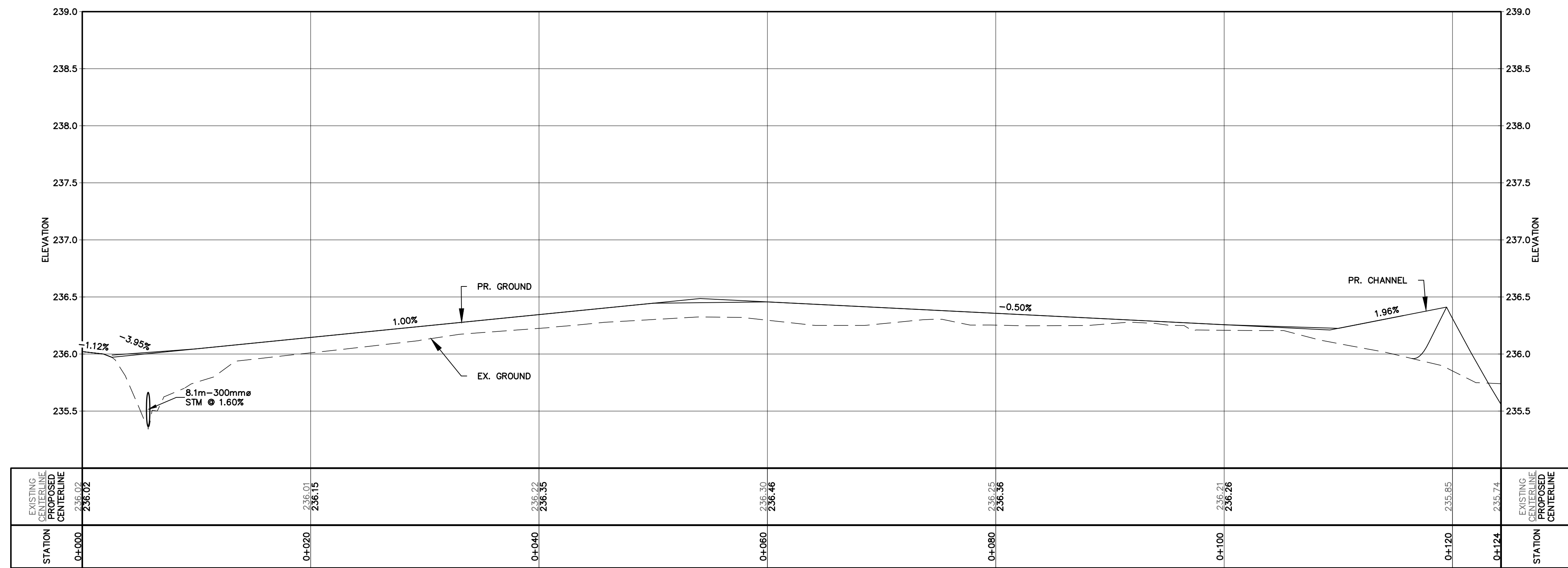


Project: HUMBER STATION DISTRIBUTION CENTRE
 TOWN OF CALEDON
 Drawing: CHANNEL PLAN AND PROFILE (1+230 - 1+315)

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: 624-6777
 Check By: M.I./J.F. Check By: M.I./J.F. Drawing: C628



TOWN OF CALEDON
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- DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS:
ELEVATION ARE REFERRED TO THE REGION OF PEEL BENCHMARK No. 40 LOCATED ON THE SOUTH FACE AT THE WEST CORNER OF SOUTH END OF A CONCRETE BOX CULVERT ACROSS MAYFIELD ROAD APPROXIMATELY 0.56 km EAST OF CLARKWAY DRIVE, HAVING AN ELEVATION OF 222.165 m. VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928 (1978 SOUTHERN ONTARIO READJUSTMENT)

No.	ISSUE	DATE: MMM/DD/YYYY
1	ISSUED FOR DRAFT PLAN OF SUBDIVISION	AUG/08/2025
2	RE-ISSUED FOR DRAFT PLAN OF SUBDIVISION	APR/01/2026

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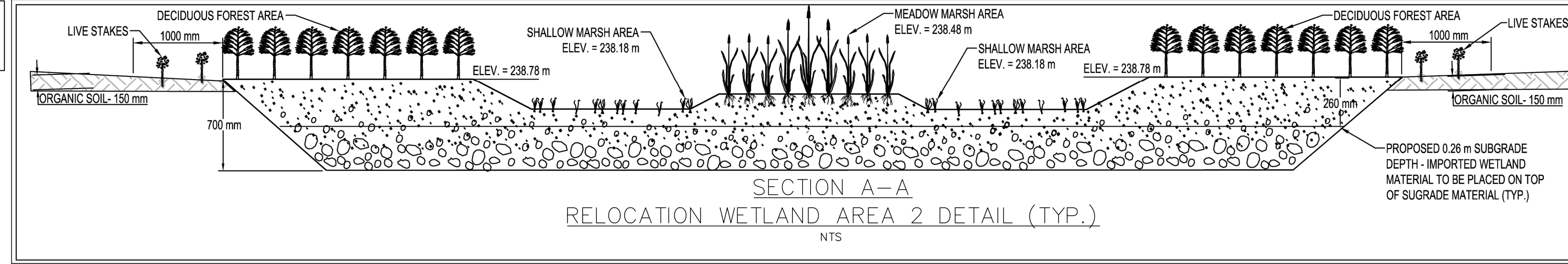
Project: **HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON**

Drawing: **ACCESS ROAD PLAN AND PROFILE (0+000 - 0+124)**

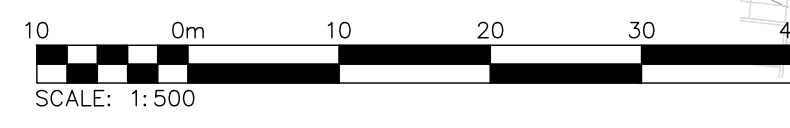
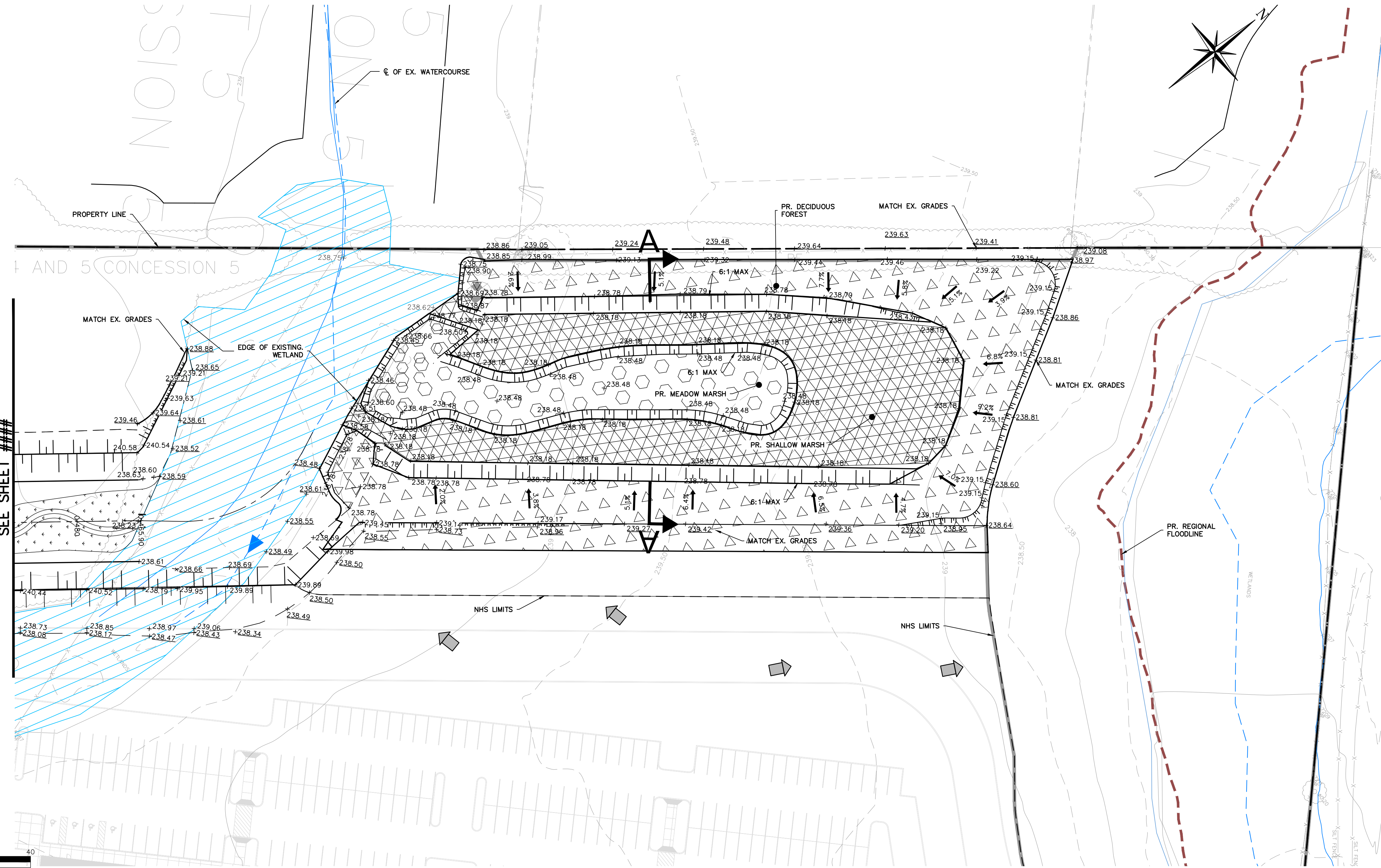
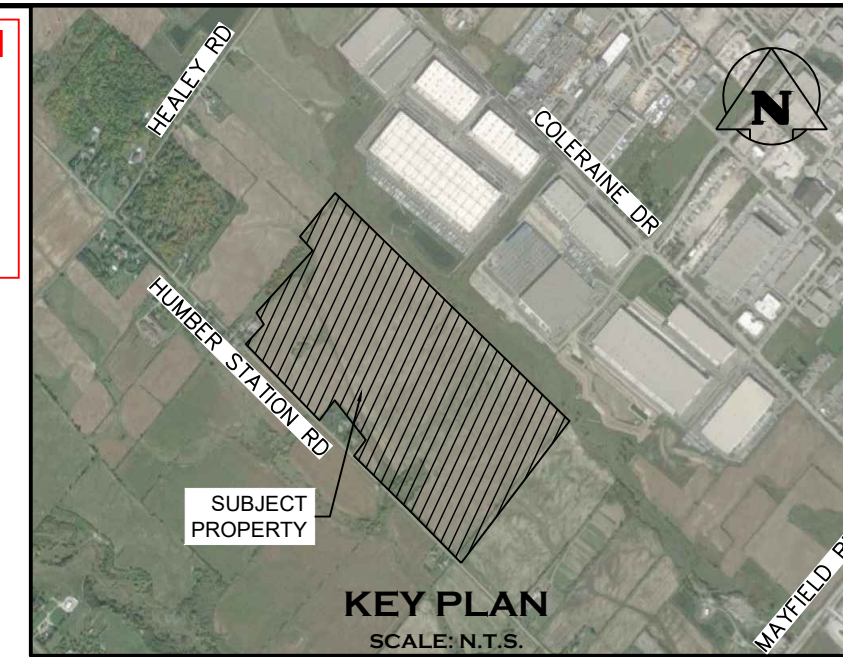
Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: **624-6777**

Check By: M.I./J.F. Check By: M.I./J.F. Drawing: **C629**

NOTE:
PERMISSION TO WORK IN WOODLAND AREA NORTH OF THE PROPERTY LINE SUBJECT TO OWNER'S APPROVAL.



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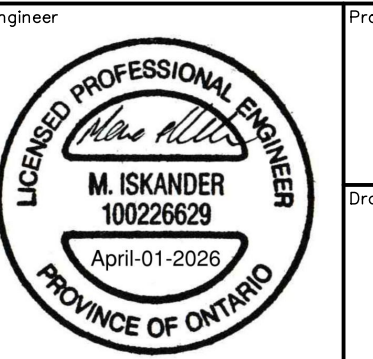
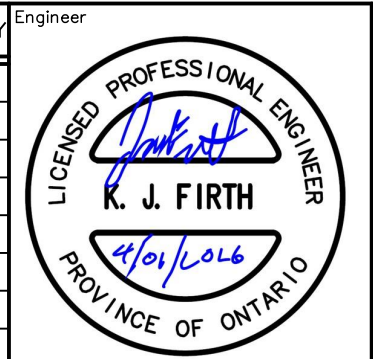
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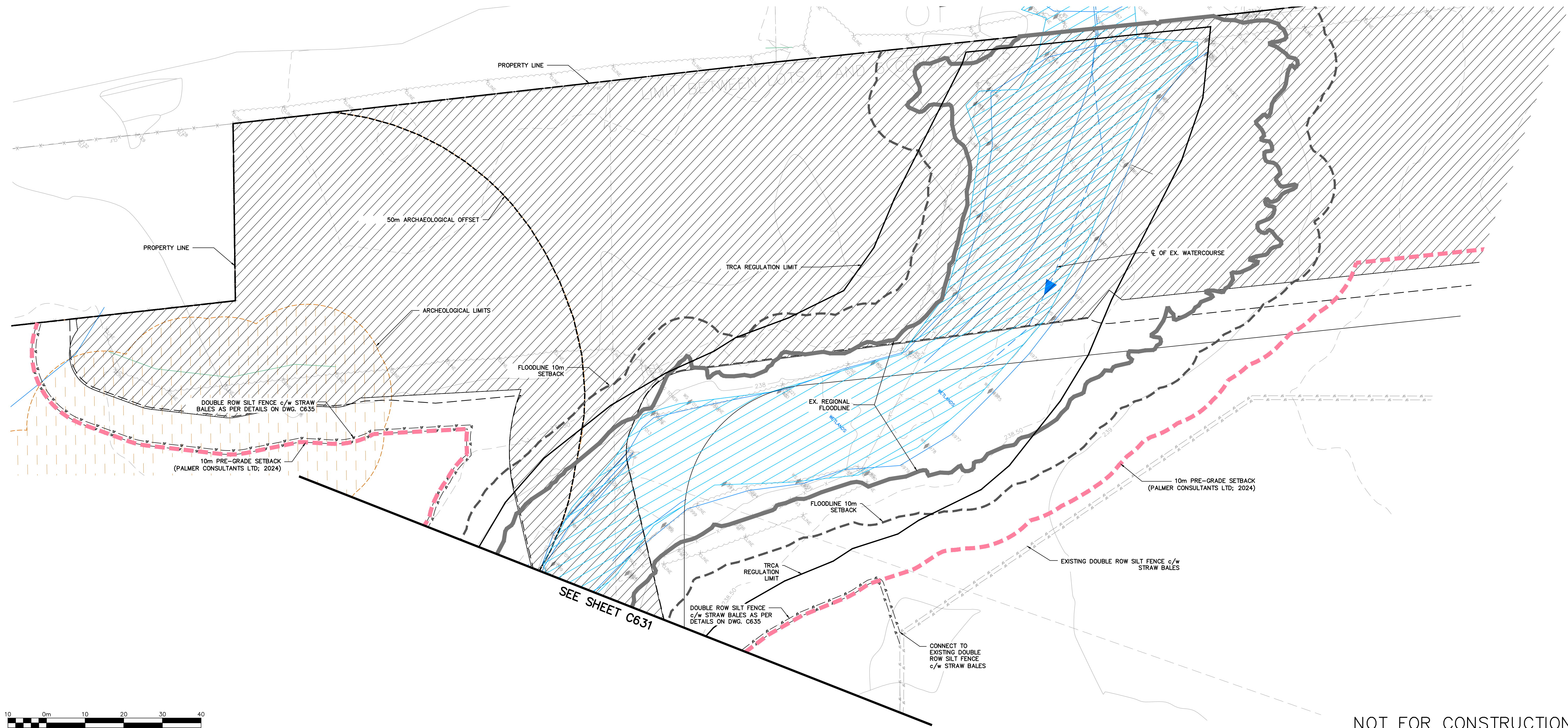
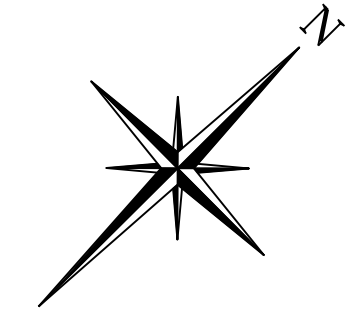
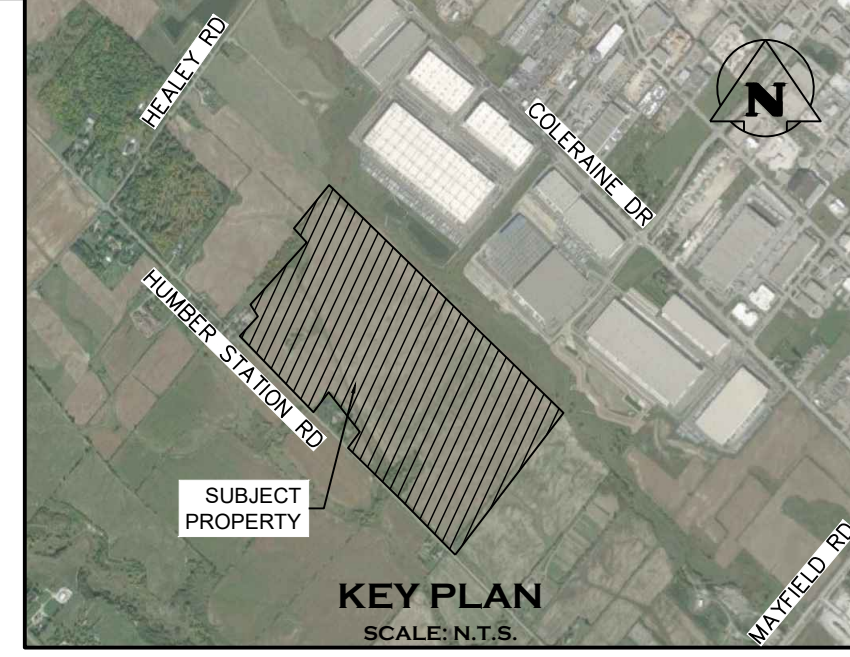


Project: HUMBER STATION DISTRIBUTION CENTRE
TOWN OF CALEDON
Drawing: WETLAND RELOCATION AREA 2 GRADING PLAN

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: 624-6777
Check By: M.I./J.F. Check By: M.I./J.F. Drawing: C629A

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NOTE:
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SEE SHEET C631

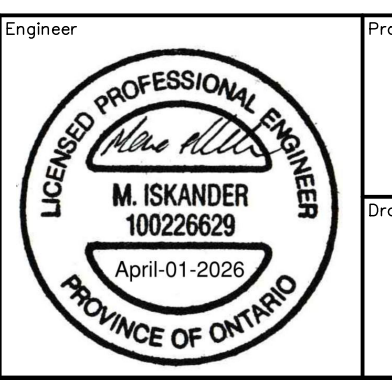
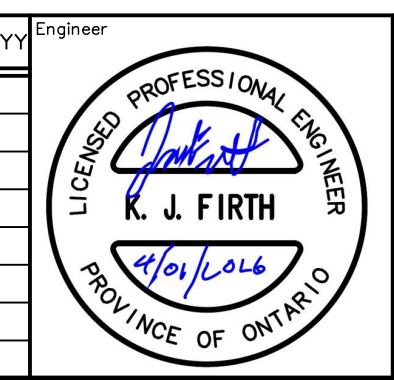


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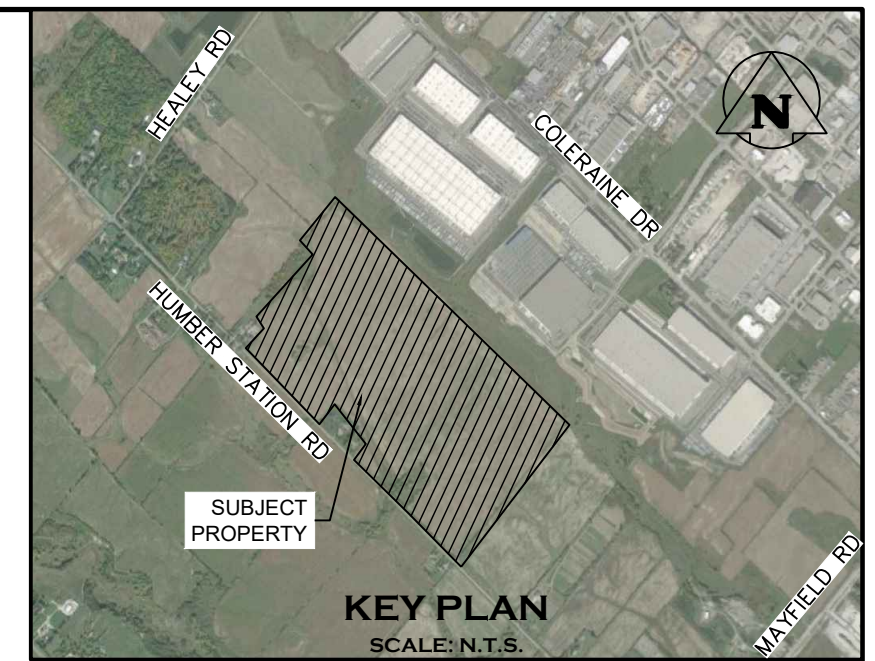
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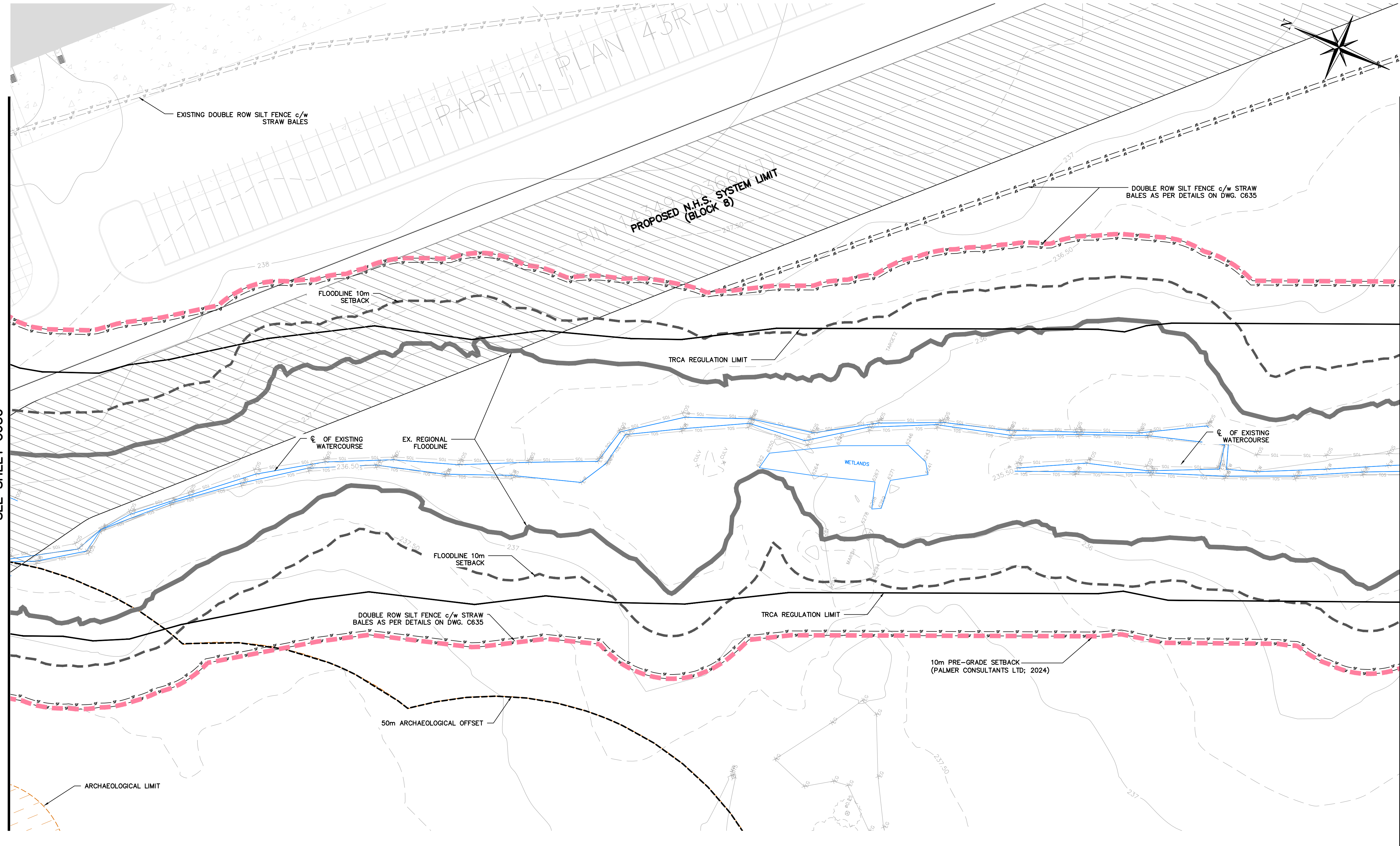


Project: HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON
Drawing: EROSION AND SEDIMENT CONTROL PLAN CHANNEL (1)

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: 624-6777
Check By: M.I./J.F. Check By: M.I./J.F. Drawing: C630



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SEE SHEET C632



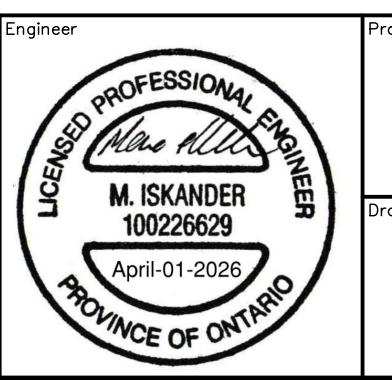
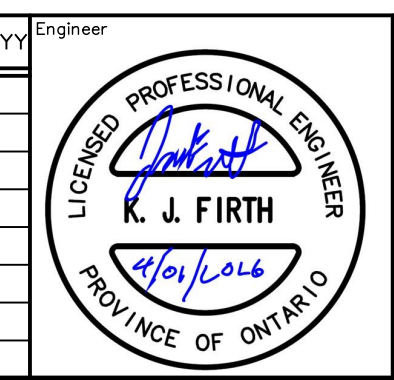
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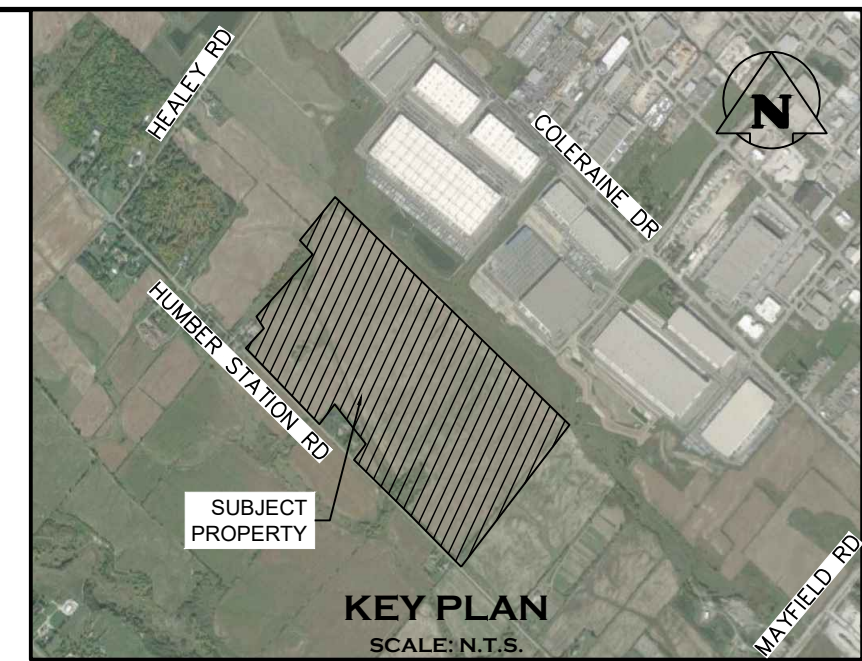
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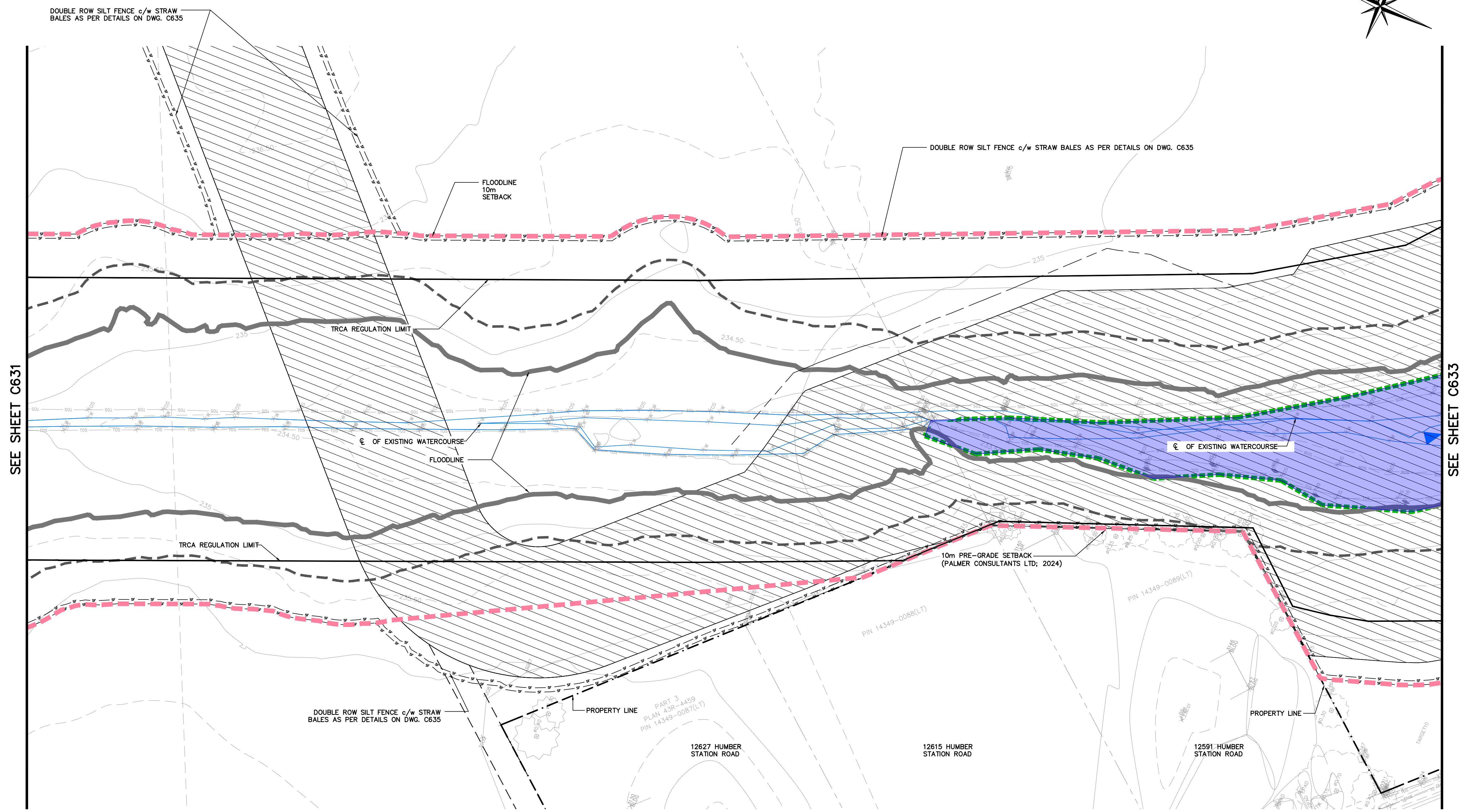
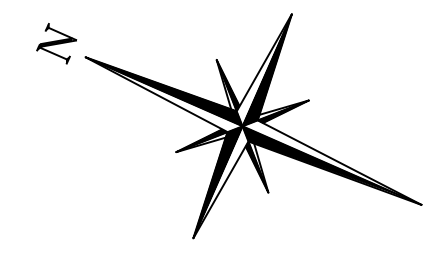


Project: HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON
Drawing: EROSION AND SEDIMENT CONTROL PLAN CHANNEL (2)

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: 624-6777
Check By: M.I./J.F. Check By: M.I./J.F. Drawing: C631



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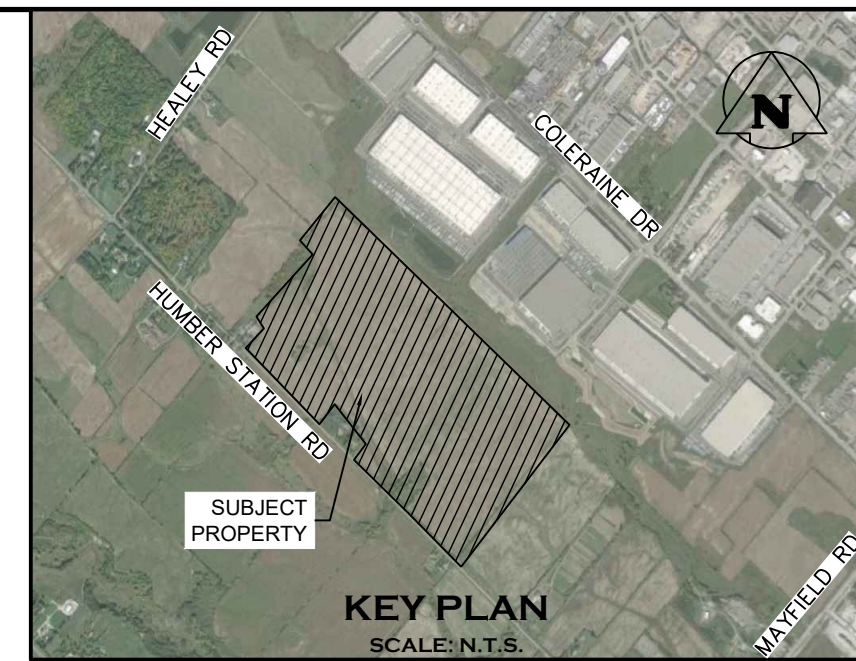
Engineer
K. J. FIRTH
PROVINCE OF ONTARIO

Engineer
M. ISKANDER
PROVINCE OF ONTARIO

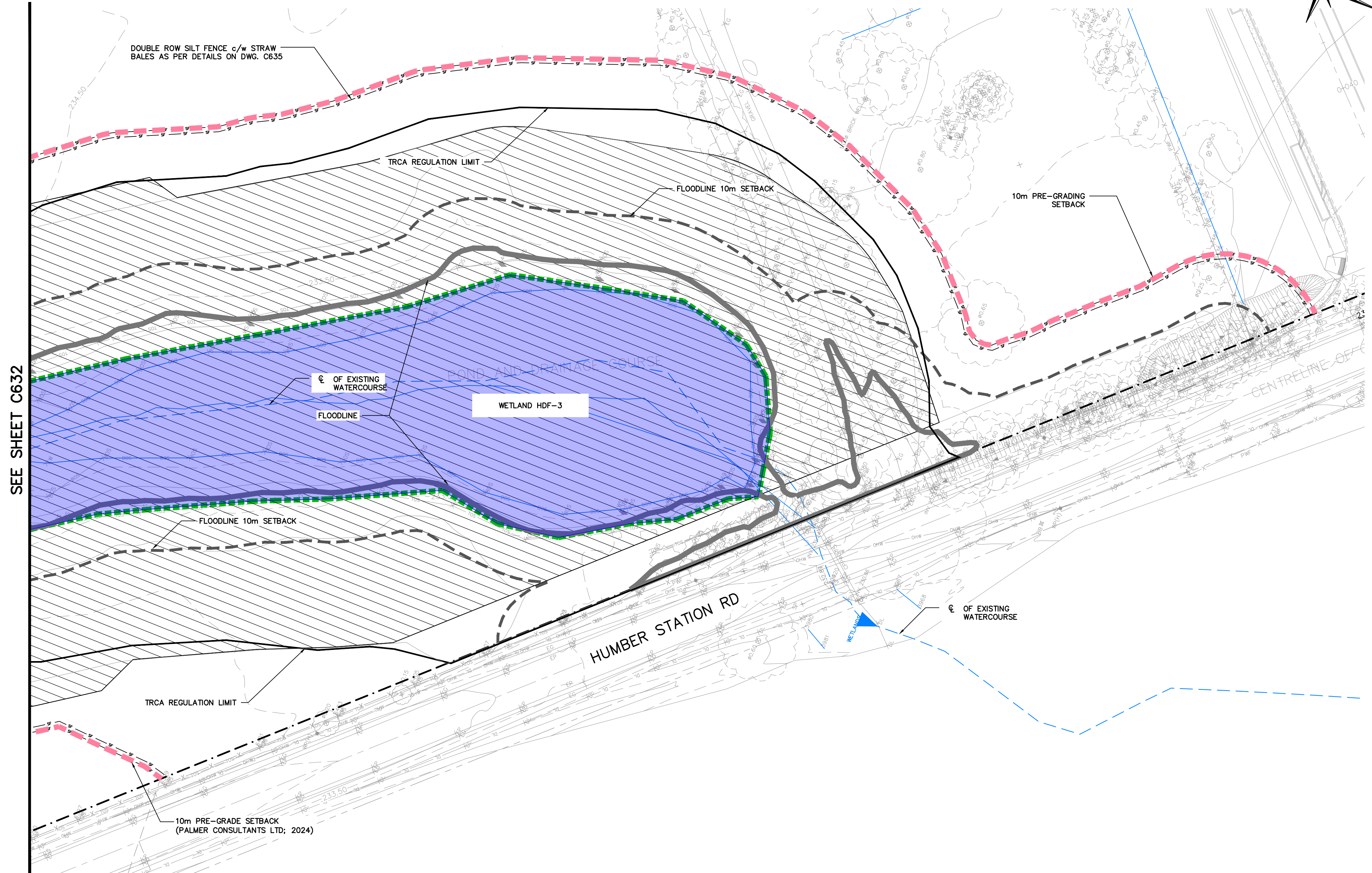
Project
**HUMBER STATION DISTRIBUTION CENTRE
TOWN OF CALEDON**

Drawing
**EROSION AND SEDIMENT CONTROL PLAN
CHANNEL (3)**

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: **624-6777**
Check By: M.I./J.F. Drawing: **C632**



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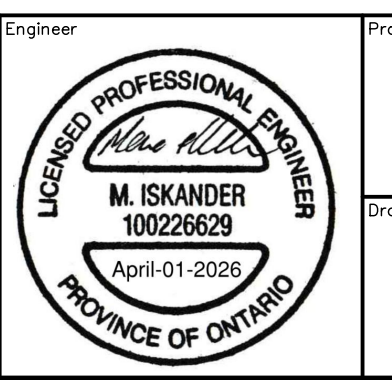
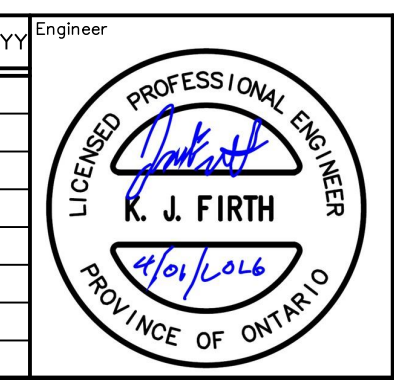
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Project: **HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON**

Drawing: **EROSION AND SEDIMENT CONTROL PLAN CHANNEL (4)**

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: **624-6777**

Check By: M.I./J.F. Check By: M.I./J.F. Drawing: **C633**

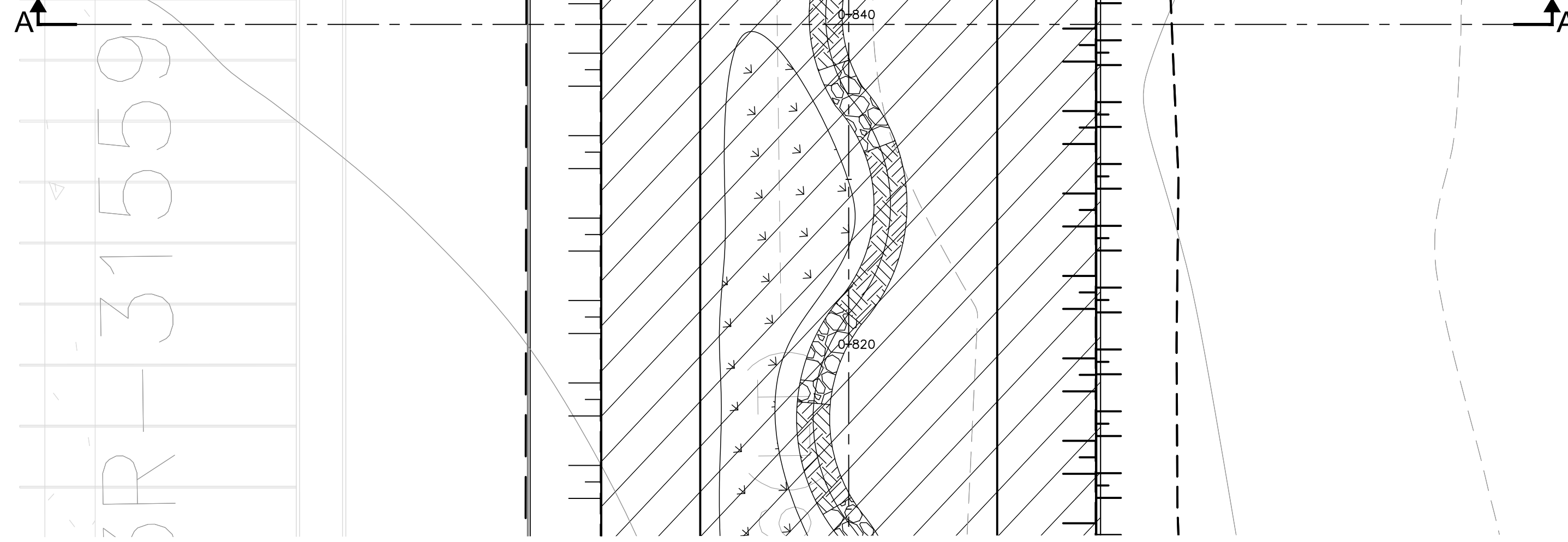
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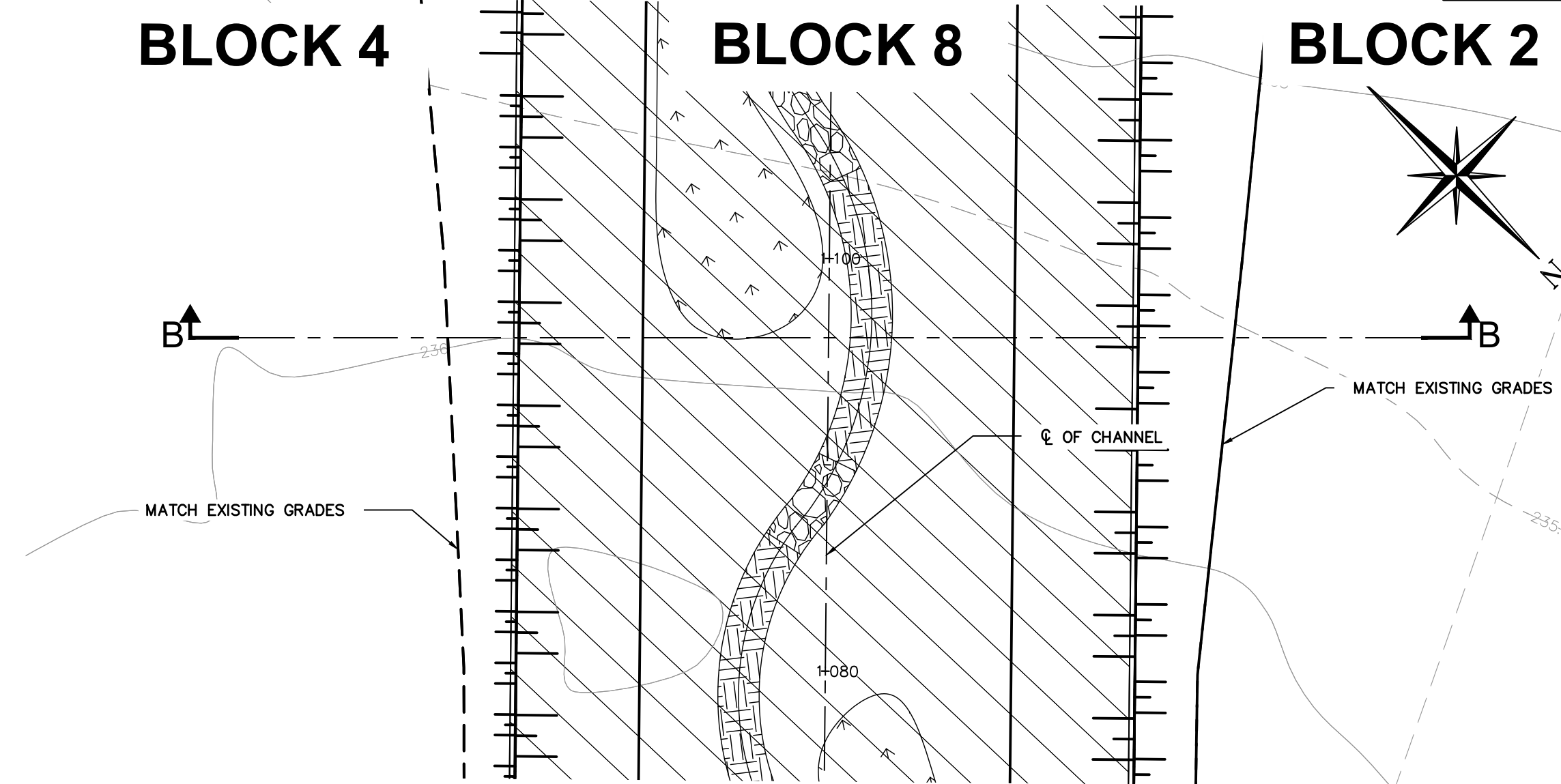
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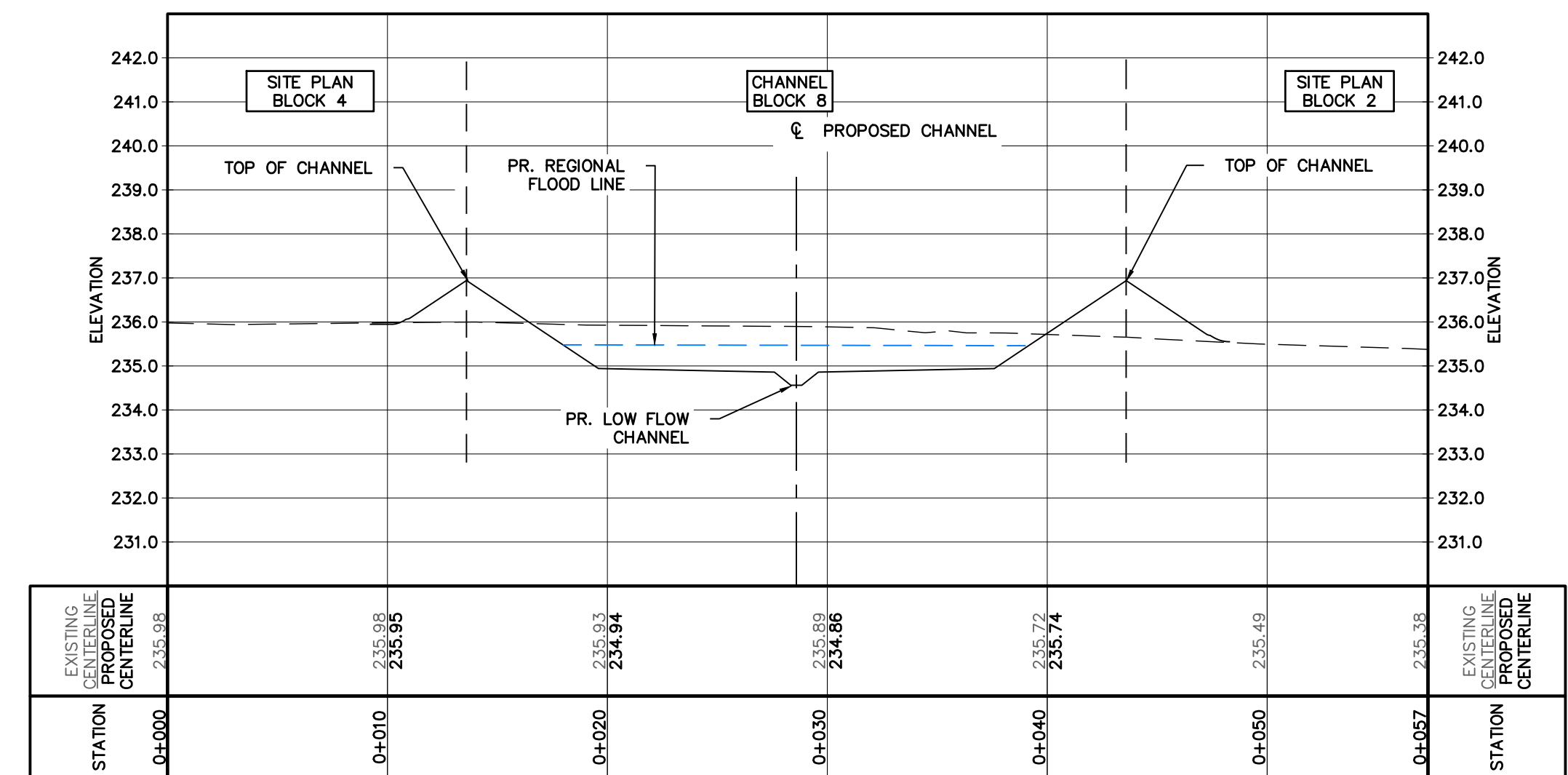
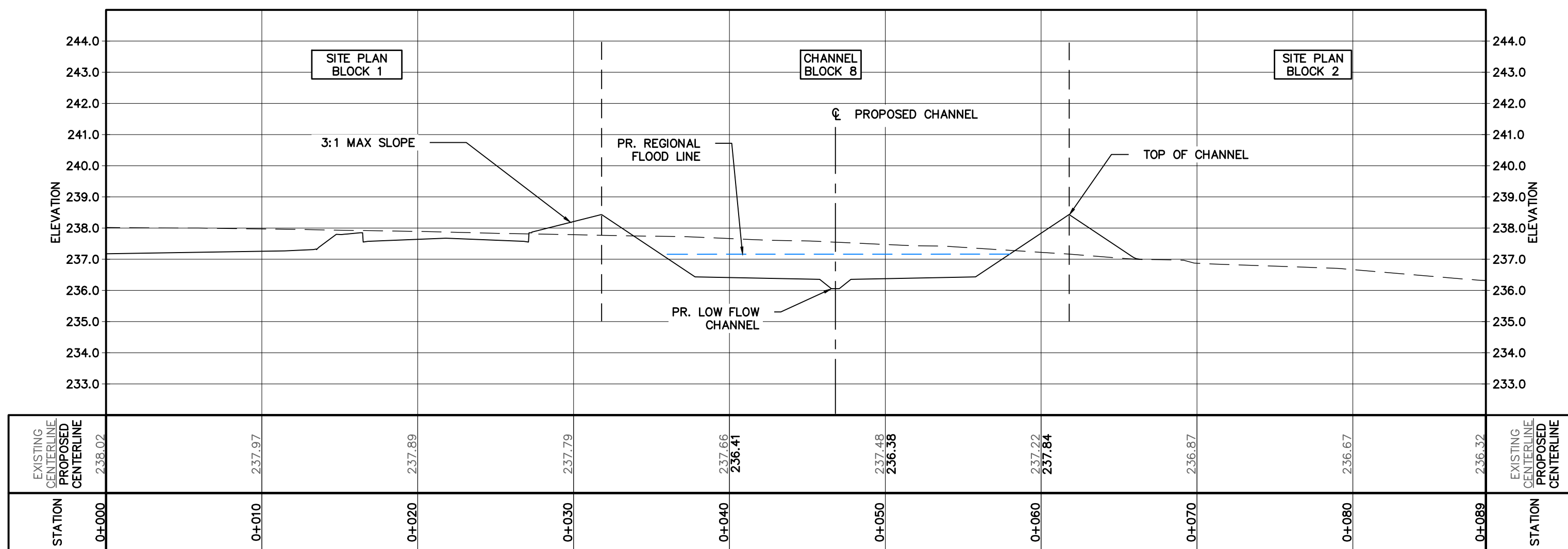
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CROSS SECTION 0+840
A-A



CROSS SECTION 1+100
B-B



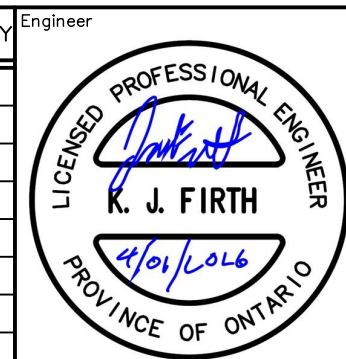
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Project: HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON
Drawing: CHANNEL CROSS SECTION 0+840 AND 1+100

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: 624-6777
Check By: M.I./J.F. Check By: M.I./J.F. Drawing: C634

REGION OF PEEL CONSTRUCTION NOTES:

1.0 GENERAL

- THE APPLICANT, APPLICANT'S REPRESENTATIVE, CONSULTANT, CONTRACTOR AND SUB CONTRACTORS ARE RESPONSIBLE TO ENSURE THAT THEIR DESIGN MATERIALS AND CONSTRUCTION PRACTICES CONFORM TO THE LATEST REGION OF PEEL STANDARDS, SPECIFICATIONS, MATERIALS, AND DESIGN CRITERIA, POSTED ON REGION OF PEEL'S WEBSITE (www.peelregion.ca/pldstandards). IN THE ABSENCE OF REGION SPECIFICATIONS, THE ONTARIO PROVINCIAL STANDARD SPECIFICATIONS (OPSS) SHALL APPLY.
- ALL WORKS SHALL BE COMPLETED IN ACCORDANCE WITH THE "OCCUPATIONAL HEALTH AND SAFETY ACT." THE GENERAL CONTRACTOR SHALL BE DEEMED THE CONSTRUCTOR AS DEFINED IN THE ACT. THE CONTRACTOR SHALL, AT THEIR EXPENSE, VERIFY THE LOCATION, DIMENSION, AND ELEVATION OF ALL EXISTING SERVICES AND UTILITIES IN THE FIELD. PRIOR TO EXCAVATION OR BORING, THE CONTRACTOR SHALL, AT THEIR EXPENSE, EXPOSE AND VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND SERVICES TO BE CROSSED, AND MUST NOTIFY THE DESIGN ENGINEER AND THE AGENCY FIELD INSPECTOR AND/OR PROJECT MANAGER IMMEDIATELY, IN WRITING, OF ANY CONFLICTS OR DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING THE EXISTING UTILITIES FAR ENOUGH IN ADVANCE OF CONSTRUCTION TO MAKE NECESSARY DESIGN MODIFICATIONS FOR REVIEW AND APPROVAL, IF REQUIRED, WITHOUT DELAYING THE WORK.
- THE CONTRACTOR SHALL, AT THEIR EXPENSE AND TO THE SATISFACTION OF THE REGION OF PEEL, BE RESPONSIBLE FOR THE RESTORATION AND THE REPAIR OF THE EXISTING UTILITIES AND ALL AREAS BEYOND THE PLAN OF SUBDIVISION DISTURBED DURING CONSTRUCTION.
- THE SUPPORT OF ALL UTILITIES SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE SPECIFIED.

TOWN OF CALEDON

2.0 GENERAL NOTES:

- CONSTRUCTION FOR THIS PROJECT TO COMPLY WITH THE MOST CURRENT VERSION OF THE DEVELOPMENT STANDARDS, POLICIES AND GUIDELINES, PREPARED BY THE TOWN OF CALEDON INFRASTRUCTURE DEPARTMENT AND THE ONTARIO PROVINCIAL STANDARDS AND SPECIFICATIONS.
- ALL PROPOSED CONSTRUCTION SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.
- A MINIMUM OF FORTY-EIGHT (48) HOURS PRIOR TO COMMENCING CONSTRUCTION WITHIN THE MUNICIPAL RIGHT OF WAY THE CONTRACTOR MUST CONTACT THE FOLLOWING:
 - THE TOWN OF CALEDON PUBLIC WORKS AND ENGINEERING DEPARTMENT (905-584-2272)
 - THE REGION OF PEEL
 - ENBRIDGE CONSUMERS
 - GAS HYDRO ONE
 - BELL CANADA
 - ROGERS CABLE
 - FIRE AND EMERGENCY SERVICES
- ALL DRAINAGE TO BE SELF-CONTAINED AND DISCHARGED TO A LOCATION APPROVED BY THE PUBLIC WORKS AND ENGINEERING DEPARTMENT AND CONSERVATION AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY CONSTRUCTION ON THE SITE AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO THE SATISFACTION OF THE TOWN AND THE APPLICABLE CONSERVATION AUTHORITY.
- ANY CHANGES TO GRADES OR SERVICING FROM THE ORIGINAL APPROVED SITE PLAN MUST BE SUBMITTED BY THE ENGINEER TO THE TOWN FOR APPROVAL PRIOR TO CONSTRUCTION.

3.0 TOWN OF CALEDON EROSION AND SEDIMENT CONTROL NOTES:

THE FOLLOWING STANDARD NOTES ARE TO APPEAR ON THE EROSION AND SEDIMENT CONTROL PLANS FOR SITE PLAN SUBMISSIONS:

- ALL EROSION AND SEDIMENT CONTROL (ESC) MEASURES MUST BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS ON SITE AND SHALL BE MAINTAINED DURING ALL CONSTRUCTION PHASES OF THE WORKS.
- MANAGE CONSTRUCTION EROSION AND SEDIMENT CONTROL THROUGH DEVELOPMENT AND IMPLEMENTATION OF AN EROSION AND SEDIMENT CONTROL (ESC) PLAN. THE ESC PLAN SHALL HAVE REGARD TO:
 - CANADIAN STANDARDS ASSOCIATION (CSA) W202 EROSION AND SEDIMENT CONTROL INSPECTION AND MONITORING STANDARD (AS AMENDED); OR
 - EROSION AND SEDIMENT CONTROL GUIDELINE FOR URBAN CONSTRUCTION 2019 BY TRCA (AS AMENDED).
- INSTALLATION AND MAINTENANCE OF THE ESC MEASURES SPECIFIED IN THE ESC PLAN SHALL HAVE REGARD TO CSA W208:20 EROSION AND SEDIMENT CONTROL INSTALLATION AND MAINTENANCE (AS AMENDED).
- THE ESC STRATEGIES OUTLINED ON THIS PLAN ARE NOT STATIC AND MAY NEED TO BE UPGRADED/AMENDED AS SITE CONDITIONS CHANGE TO PREVENT SEDIMENT RELEASE OUTSIDE THE WORK AREA. THE TOWN IS TO BE ADVISED OF ANY CHANGES TO ESC MEASURES AND, AT THE DISCRETION OF THE TOWN, UPDATED PLANS MAY BE REQUIRED.
- THE CONTRACTOR IS TO ASSIGN AN ENVIRONMENTAL MONITOR (EM) TO ASSURE CONSTRUCTION ACTIVITIES COMPLY WITH THE ENVIRONMENTAL PROVISIONS AND AGENCY PERMITS. THE EM WILL BE A QUALIFIED PERSON AS DETERMINED BY THE TOWN AND/OR CONSERVATION AUTHORITY. THE EM SHOULD SUBMIT INSPECTION FORMS ELECTRONICALLY TO THE TOWN AND CONSERVATION AUTHORITY UPON REQUEST.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ESC MEASURES IN WORKING CONDITION AT ALL TIMES TO THE SATISFACTION OF THE TOWN AND/OR CONSERVATION AUTHORITY. ALL DAMAGED ESC MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
- THE CONTRACTOR SHALL ROUTINELY INSPECT ALL ESC DEVICES TO ENSURE PROPER WORKING ORDER. FREQUENCY OF INSPECTIONS OF ESC MEASURES IS AS FOLLOWS:
 - ONCE PER WEEK DURING EARTHWORKS ACTIVITIES
 - ONCE EVERY TWO WEEKS DURING TIMES OF NO EARTHWORKS
 - PRIOR TO PREDICTED RAINFALL EVENTS OF 10 MM OR MORE OVER 12 HOURS
 - WITHIN 48 HOURS OF EVERY RAINFALL EVENT OF 10 MM OR MORE OVER 12 HOURS
 - PRIOR TO SIGNIFICANT SNOWMELT EVENTS
 - WITHIN 48 HOURS OF SIGNIFICANT SNOWMELT EVENTS
 - DAILY DURING EXTENDED RAIN OR SNOWMELT PERIODS
 - AFTER EXTREME WEATHER EVENTS (FOR EXAMPLE: WIND)
- RECORD OF ESC INSPECTIONS SHALL BE ROUTINELY SUBMITTED TO THE TOWN AND INCLUDE AT MINIMUM: THE NAME OF THE INSPECTOR, DATE OF INSPECTION, VISUAL OBSERVATIONS, AND THE REMEDIAL MEASURES, IF ANY, UNDERTAKEN TO MAINTAIN THE TEMPORARY ESC MEASURES.
- ALL CONSTRUCTION VEHICLES MUST ENTER AND EXIT THE SITE ONLY FROM THE APPROVED ACCESS ROUTE(S). CONSTRUCTION ACCESS WILL BE MAINTAINED TO THE SATISFACTION OF THE TOWN/REGION. STREET SWEEPING IS REQUIRED AS NEEDED.
- NO CONSTRUCTION ACTIVITY OR MACHINERY SHALL BE ALLOWED BEYOND THE SILT FENCE OR LIMITS OF THE SITE WORKS.
- THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT DUST CONTROL MEASURES AND CONSTRUCTION BEST PRACTICE GUIDELINES AS APPROVED BY THE TOWN AND/OR CONSERVATION AUTHORITY.
- ALL DISTURBED GROUND LEFT INACTIVE FOR 30 DAYS SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS. DISTURBED AREAS ARE TO BE HYDROSEED (OR APPROVED EQUIVALENT) TO THE SATISFACTION OF THE TOWN.
- ALL TOPSOIL STOCKPILES SHALL BE SURROUNDED WITH SEDIMENT CONTROL FENCE. THE MAXIMUM SIDE SLOPE SHALL BE 2:1 (H:V). ONCE TOPSOIL STRIPPING IS COMPLETED THE STOCKPILE SHALL BE VEGETATED, SUBJECT TO WEATHER CONDITIONS, BY HYDROSEED, OR AN APPROVED EQUIVALENT, TO THE SATISFACTION OF THE TOWN.
- THE CONTRACTOR SHALL TAKE CARE AND CONTROL SPILLS, FLUIDS AND MATERIALS DURING CONSTRUCTION TO MINIMIZE RISK TO THE ENVIRONMENT.

4.0 CONSTRUCTION NOTES

- ALL BLOCK AND AREA GRADING MUST COMPLY WITH THE TOWN OF CALEDON STANDARDS UNLESS OTHERWISE NOTED.
- ENGINEERED FILL TO BE PLACED IN 300mm THICK LIFTS AND MECHANICALLY COMPACTED TO 100% SPMD AS RECOMMENDED AND APPROVED BY GEOTECHNICAL ENGINEER.
- ENGINEERED FILL PAD TO HAVE POSITIVE DRAINAGE AND SLOPE DOWN TO MATCH EXISTING GROUND.
- COMPACTION RESULTS AND CERTIFICATION FROM GEOTECHNICAL ENGINEER REQUIRED FOR ALL ENGINEERED FILL.
- GEOTECHNICAL ENGINEER SHALL ASSESS AND CONFIRM SUITABILITY OF EXISTING IN-SITU SOILS TO ACCEPT ENGINEERED FILL AND MEET SPECIFICATION.
- THE LOCATION OF ALL UNDERGROUND AND ABOVEGROUND UTILITIES AND STRUCTURES IS NOT NECESSARILY SHOWN ON THESE DRAWINGS, AND, WHERE SHOWN, THE ACCURACY OF THE LOCATION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED. BEFORE STARTING WORK, THE CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL SUCH UTILITIES AND STRUCTURES, AND SHALL ASSUME ALL LIABILITY FOR DAMAGE TO THEM. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE EXISTING UTILITIES.

TORONTO AND REGION CONSERVATION AUTHORITY

THE EROSION AND SEDIMENT CONTROLS SHALL BE A MULTI BARRIER APPROACH TO PREVENT EROSION DURING CONSTRUCTION TO DEAL WITH SEDIMENT TRANSPORT AT SOURCE AND TO MINIMIZE SEDIMENT TRANSPORT FROM LEAVING THE SITE. THE MITIGATION MEASURES OUTLINED BELOW SHALL BE MAINTAINED BY THE CONTRACTOR THROUGH REGULAR INSPECTIONS, MONITORING AND MAINTENANCE UNTIL THE SOIL HAS BEEN STABILIZED. THE CONTRACTOR SHALL COMPLY TO AND KEEP A COPY OF THE ESC PLANS AND THE TORONTO AND REGION CONSERVATION AUTHORITY, EROSION AND SEDIMENT CONTROL GUIDELINE, 2019, ON SITE AT ALL TIMES.

5.0 GENERAL NOTES

- EROSION AND SEDIMENT CONTROL (ESC) MEASURES WILL BE IMPLEMENTED PRIOR TO, AND MAINTAINED DURING THE CONSTRUCTION PHASES TO PREVENT ENTRY OF SEDIMENT INTO THE WATER. ALL DAMAGED EROSION AND SEDIMENT CONTROL MEASURES SHOULD BE REPAIRED AND/OR REPLACED WITHIN 48 HOURS OF THE INSPECTION.
- THE EROSION AND SEDIMENT CONTROL STRATEGIES OUTLINED ON THE PLANS ARE NOT STATIC AND MAY NEED TO BE UPGRADED / AMENDED AS SITE CONDITIONS CHANGE TO MINIMIZE SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK AREAS. IF THE PRESCRIBED MEASURES ON THE PLANS ARE NOT EFFECTIVE IN PREVENTING THE RELEASE OF A DELETERIOUS SUBSTANCE, INCLUDING SEDIMENT, THEN ALTERNATIVE MEASURES MUST BE IMPLEMENTED IMMEDIATELY TO MINIMIZE POTENTIAL ECOLOGICAL IMPACTS. TRCA ENFORCEMENT OFFICER SHOULD BE IMMEDIATELY CONTACTED. ADDITIONAL ESC MEASURES ARE TO BE KEPT ON SITE AND USED AS NECESSARY.
- AN ENVIRONMENTAL MONITOR WILL ATTEND THE SITE TO INSPECT ALL NEW CONTROLS, AS WELL AS ON A REGULAR BASIS, OR FOLLOWING RAIN/SNOWMELT EVENT, TO MONITOR ALL WORKS, AND IN PARTICULAR WORKS RELATED TO EROSION AND SEDIMENT CONTROLS. SHOULD CONCERNS ARISE ON SITE THE ENVIRONMENTAL MONITOR WILL CONTACT THE TRCA ENFORCEMENT OFFICER AS WELL AS THE CONTRACTOR.
- ALL ACTIVITIES, INCLUDING MAINTENANCE PROCEDURES, WILL BE CONTROLLED TO PREVENT THE ENTRY OF PETROLEUM PRODUCTS, DEBRIS, RUBBLE, CONCRETE OR OTHER DELETERIOUS SUBSTANCES INTO THE WATER. VEHICULAR REFUELING AND MAINTENANCE WILL BE CONDUCTED A MINIMUM OF 30m FROM THE WATER.
- AT THE CITY'S DISCRETION, PRE-GRADE AREAS TO BE STABILIZED BY HYDRO SEEDING C/W APPLICATION OF STRAW MULCH PER OPSS 804 TO A DEPTH OF 25mm TO 50mm TO THE SATISFACTION OF CITY STAFF.
- THE CONTRACTOR SHALL NOTIFY THE TOWN OF CALEDON OF ANY SPILLS.

6.0 EROSION CONTROLS

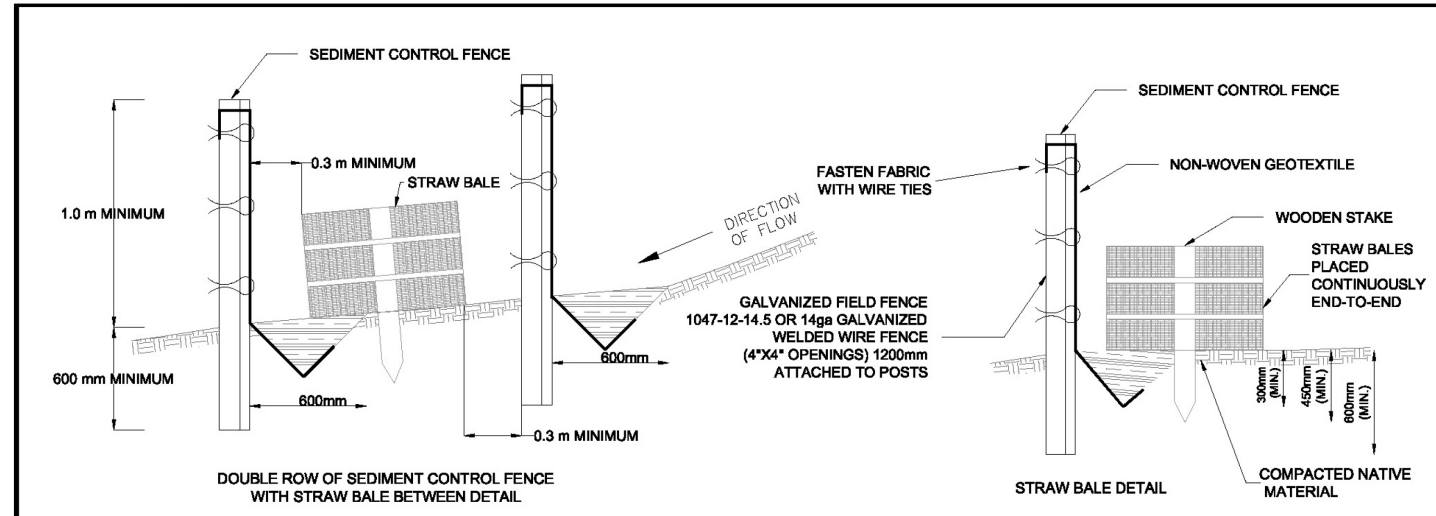
- THE CONTRACTOR SHALL MONITOR THE WEATHER SEVERAL DAYS IN ADVANCE OF THE ONSET OF THE PROJECT TO ENSURE THAT THE WORKS WILL BE CONDUCTED DURING FAVOURABLE WEATHER CONDITIONS. SHOULD AN UNEXPECTED STORM ARISE, THE CONTRACTOR WILL REMOVE ALL UNFIXED ITEMS FROM THE STORM FLOOD PLAIN THAT WOULD HAVE THE POTENTIAL TO CAUSE A SPILL OR AN OBSTRUCTION TO FLOW, E.G. FUEL TANKS, PORTA-POTTIES, MACHINERY, EQUIPMENT, CONSTRUCTION MATERIALS, ETC.
- ALL DEWATERING SHALL BE TREATED AND RELEASED TO THE ENVIRONMENT AT LEAST 30m FROM A WATERCOURSE OR WETLAND AND ALLOWED TO DRAIN THROUGH A WELL-VEGETATED AREA. NO DEWATERING EFFLUENT SHALL BE SENT DIRECTLY TO ANY WATERCOURSE, WETLAND OR FOREST, OR ALLOWED TO DRAIN ONTO DISTURBED SOILS WITHIN THE WORK AREA. THESE CONTROL MEASURES SHALL BE MONITORED FOR EFFECTIVENESS AND MAINTAINED OR REVISED TO MEET THE OBJECTIVE OF PREVENTING THE RELEASE OF SEDIMENT LADEN WATER.
- THE CONTRACTOR SHALL MINIMIZE THE AREA OF DISTURBANCE AT ANY ONE TIME TO LIMIT THE DURATION OF SOIL EXPOSURE. CONSTRUCTION SHALL BE PHASED AS NECESSARY AND AREAS STABILIZED AS THE WORK PROGRESSES. AREAS DISTURBED AND LEFT EXPOSED FOR MORE THAN 15 DAYS TO BE PROTECTED WITH LAYER OF STRAW MULCH, TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR SHALL RETAIN AS MUCH EXISTING VEGETATION AS POSSIBLE BY LIMITING THE DISTURBANCE TO NON-ESSENTIAL AREAS AND STABILIZE EXPOSED SOILS QUICKLY. THE PROPOSED VEGETATION SPECIFICATION INCLUDES A FAST GERMINATING SEED MIX TO QUICKLY ESTABLISH GROUND COVER AND SHALL BE APPLIED WITHIN 15 DAYS OF COMPLETING THE CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL ENSURE THAT THE PROPOSED VEGETATION GERMINATES AND ESTABLISHES QUICKLY AND SHALL REAPPLY THE GROUND COVER MIX AS DIRECTED BY THE ENGINEER UNTIL A SUITABLE VEGETATED GROUND COVER IS IN PLACE.
- THE CONTRACTOR SHALL MINIMIZE THE SLOPE LENGTH AND GRADIENT OF DISTURBED AREAS, MAINTAIN OVERLAND SHEET FLOW AND AVOID CONCENTRATED FLOWS.
- THE CONTRACTOR SHALL ENSURE ALL TEMPORARY TOPSOIL AND EARTH STOCKPILES ARE PLACED MORE THAN 30m FROM A WATERCOURSE AND SEPARATED BY SILT FENCE AND A NATURAL VEGETATED AND / OR UNDISTURBED AREA.
- THE CONTRACTOR SHALL SHAPE AND GRADE TEMPORARY TOPSOIL STOCKPILE TO A MAXIMUM SLOPE OF 2:1 AND STABILIZE WITH SEED WITHIN 30 DAYS OF COMPLETION OF STOCKPILE.
- GRADING, TOPSOIL AND SEEDING IS TO OCCUR PRIOR TO FREEZING TO ALLOW ESTABLISHMENT OF VEGETATION AND SLOPE STABILIZATION.

7.0 SEDIMENT CONTROLS

- SILT FENCE TO BE INSTALLED IN LOCATIONS SHOWN ON PLAN AND AS DIRECTED BY SITE ENGINEER.
- SILT FENCE MUST BE INSPECTED WEEKLY FOR RIPS OR TEARS, BROKEN STAKES, BLOW-OUTS AND ACCUMULATION OF SEDIMENT.
- SILT FENCE MUST BE INSPECTED FOLLOWING ALL 15mm OR GREATER RAIN STORM EVENT OR AS DIRECTED BY SITE ENGINEER.
- SEDIMENT MUST BE REMOVED FROM SILT FENCE WHEN ACCUMULATION REACHES 50% OF THE HEIGHT OF FENCE.
- ALL SILT FENCES MUST BE REMOVED ONLY WHEN THE ENTIRE SITE IS STABILIZED AND AS DIRECTED BY THE SITE ENGINEER.
- STONE MUD MAT TO BE INSTALLED PRIOR TO CONSTRUCTION ON SITE.
- REMOVE ACCUMULATED SEDIMENT UPSTREAM OF ROCK CHECK DAM IF GREATER THAN ONE HALF OF DAM HEIGHT.
- SILT REMOVAL FROM FILTEREXX CHECK DAMS MUST BE UNDERTAKEN WITH CARE TO MINIMIZE DOWNSTREAM SEDIMENTATION IN SWALE OR DITCH.
- SEDIMENT TO BE CLEANED FROM TEMPORARY POND ONCE ACCUMULATION REACHES 50% OF CAPACITY.
- SEDIMENT SHALL BE CLEANED FROM PUBLIC ROADS AT THE END OF EACH DAY, OR AS DIRECTED BY THE ENGINEER
- FILTREXX DAMS TO BE INSTALLED AND STACKED PER MANUFACTURER'S SPECIFICATIONS.

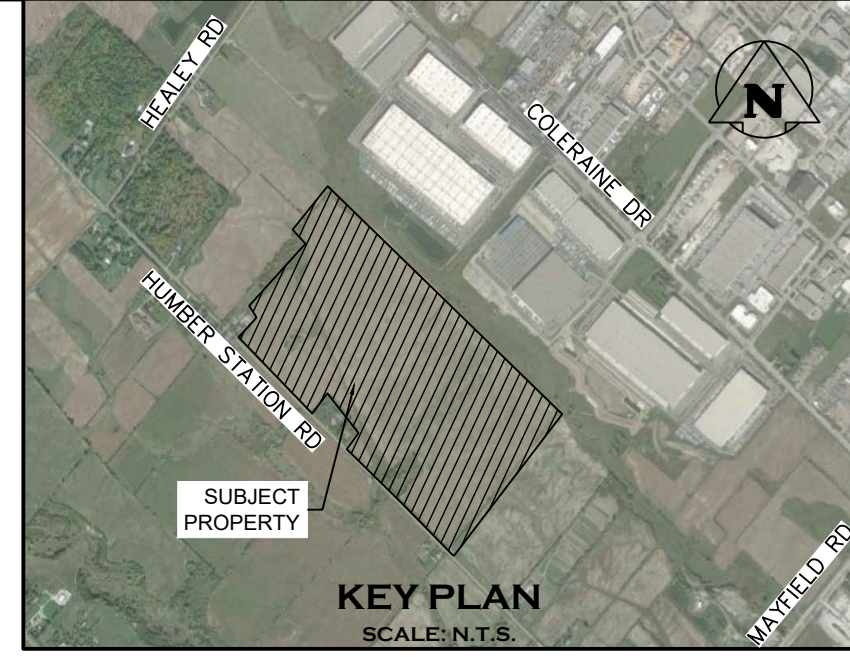
MITIGATION MEASURES

- WATER TRUCKS SHALL BE USED TO SPRAY DOWN EXPOSED SOIL TO CONTROL DUST. THE SCHEDULE FOR THE WATER TRUCKS WILL BE WEATHER DEPENDENT ON DAYS THAT ARE DRY.



- NOTES:**
- SEDIMENT CONTROL FENCE SHOULD BE ALIGNED WITH CONTOURS FOR SHEET OVERLAND FLOW.
 - SEDIMENT CONTROL FENCE IS TO BE LOCATED IN AREAS OF LOW SEDIMENT YIELD ON SLOPES THAT CONFORM TO MTO DRAINAGE MANUAL VOLUME 2 CHART F4-3C TOPOGRAPHIC FACTOR IS BASED ON SLOPE LENGTH AND GRADIENT.
 - SEDIMENT CONTROL FENCE SHALL BE INSTALLED WITH FILTER MEDIA FABRIC TIED INTO THE SOIL A MINIMUM OF 300 mm BY EITHER STATIC SLICING OR TRENCH METHODS WITH COMPACTION OF TRENCH MATERIAL MEETING 95% STANDARD PROCTOR MAXIMUM DRY DENSITY.
 - STEEL T BAR POSTS ARE TO BE SPACED A MAXIMUM DISTANCE OF 2000 mm ON CENTER.
 - STRAW BALES TO BE PLACED END-TO-END CONTINUOUSLY BETWEEN SEDIMENT CONTROL FENCES.
 - FROZEN GROUND CONDITIONS REQUIRE FILTER FABRIC TO BE BACKFILLED IN TRENCH WITH CLEAR STONE.
 - GEOTEXTILE FABRIC TO BE COMPRISED OF NON-WOVEN U.V. STABILIZED MATERIAL FABRIC TO BE FOLDED OVER TOP OF FENCE A MINIMUM OF 300 mm AND WIRE FASTENED.
 - CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
 - ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SHOWN.

DOUBLE ROW SEDIMENT CONTROL FENCE			DATE: 06.2016
1. SWM GUIDELINES UPDATE 06.2016			SCALE: NTS
NO.	REVISION	DATE	



**TOWN OF CALEDON
PLANNING
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6. DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS:
ELEVATION ARE REFERRED TO THE REGION OF PEEL BENCHMARK No. 40 LOCATED ON THE SOUTH FACE AT THE WEST CORNER OF SOUTH END OF A CONCRETE BOX CULVERT ACROSS MAYFIELD ROAD APPROXIMATELY 0.56 km EAST OF CLARKWAY DRIVE, HAVING AN ELEVATION OF 222.165 m. VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928 (1978 SOUTHERN ONTARIO READJUSTMENT)

No.	ISSUE	DATE: MM/DD/YYYY	Engineer
1	ISSUED FOR DRAFT PLAN OF SUBDIVISION	AUG/08/2025	
2	RE-ISSUED FOR DRAFT PLAN OF SUBDIVISION	APR/01/2026	

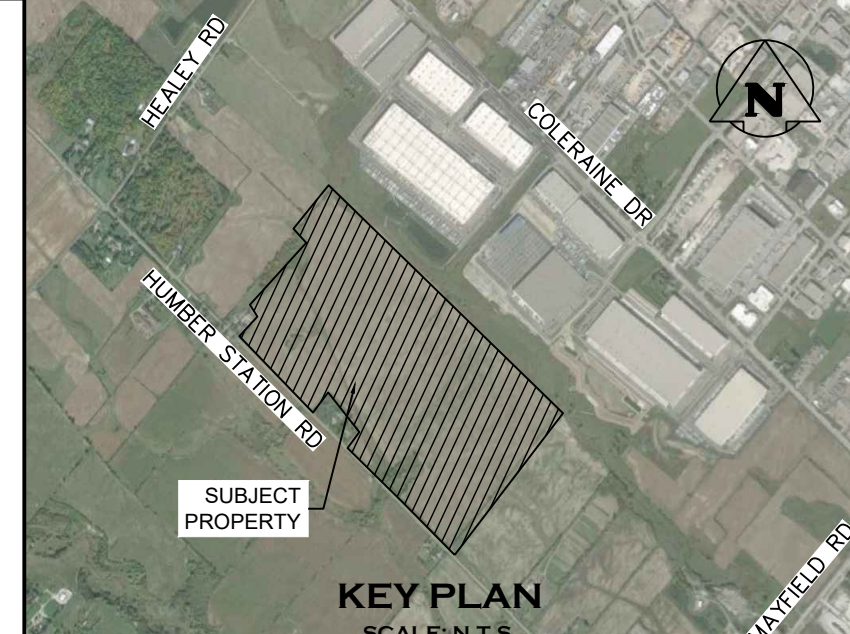
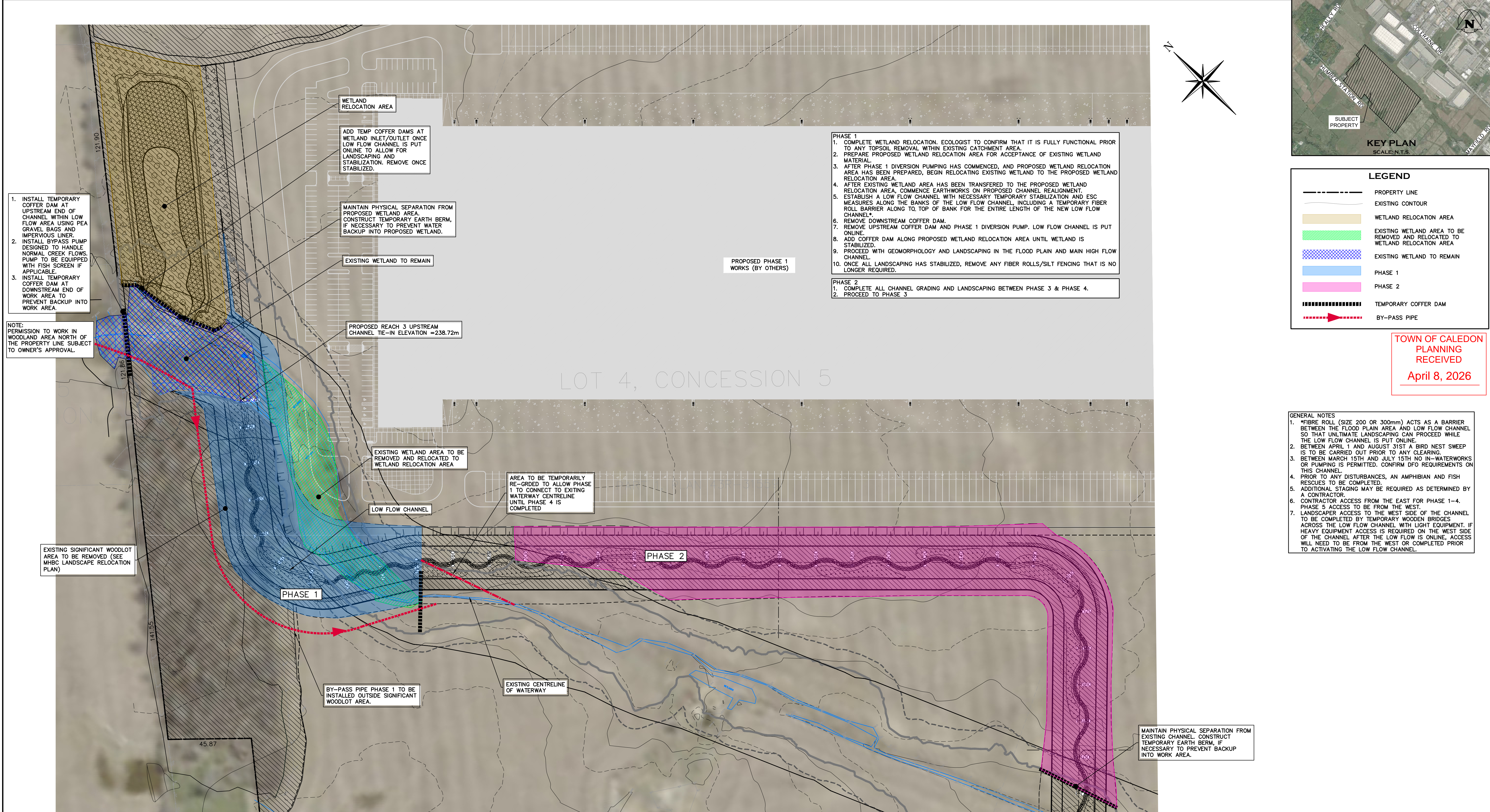


Project: **HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON**
Drawing: **EROSION & SEDIMENT CONTROL - CONSTRUCTION NOTES AND DETAILS**

CROZIER CONSULTING ENGINEERS

Drawn By: S.C./D.G./M.P.H.	Design By: J.B./D.G./K.D.	Project: 624-6777
Check By: M.I./J.F.	Check By: M.I./J.F.	Drawing: C635

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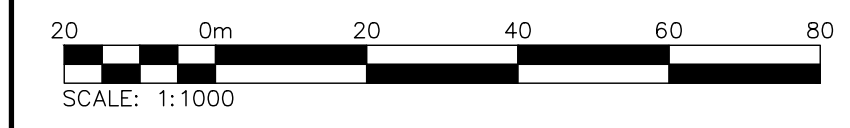


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- WETLAND RELOCATION AREA
- EXISTING WETLAND AREA TO BE REMOVED AND RELOCATED TO WETLAND RELOCATION AREA
- EXISTING WETLAND TO REMAIN
- PHASE 1
- PHASE 2
- TEMPORARY COFFER DAM
- BY-PASS PIPE

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- GENERAL NOTES**
- *FIBRE ROLL (SIZE 200 OR 300mm) ACTS AS A BARRIER BETWEEN THE FLOOD PLAIN AREA AND LOW FLOW CHANNEL SO THAT UNTIMELY LANDSCAPING CAN PROCEED WHILE THE LOW FLOW CHANNEL IS PUT ONLINE.
 - BETWEEN APRIL 1 AND AUGUST 31ST A BIRD NEST SWEEP IS TO BE CARRIED OUT PRIOR TO ANY CLEARING.
 - BETWEEN MARCH 15TH AND JULY 15TH NO IN-WATERWORKS OR PUMPING IS PERMITTED. CONFIRM DFO REQUIREMENTS ON THIS CHANNEL.
 - PRIOR TO ANY DISTURBANCES, AN AMPHIBIAN AND FISH RESCUES TO BE COMPLETED.
 - ADDITIONAL STAGING MAY BE REQUIRED AS DETERMINED BY A CONTRACTOR.
 - CONTRACTOR ACCESS FROM THE EAST FOR PHASE 1-4. PHASE 5 ACCESS TO BE FROM THE WEST.
 - LANDSCAPER ACCESS TO THE WEST SIDE OF THE CHANNEL TO BE COMPLETED BY TEMPORARY WOODEN BRIDGES ACROSS THE LOW FLOW CHANNEL WITH LIGHT EQUIPMENT. IF HEAVY EQUIPMENT ACCESS IS REQUIRED ON THE WEST SIDE OF THE CHANNEL AFTER THE LOW FLOW IS ONLINE, ACCESS WILL NEED TO BE FROM THE WEST OR COMPLETED PRIOR TO ACTIVATING THE LOW FLOW CHANNEL.

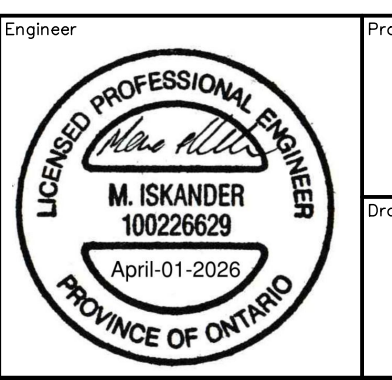
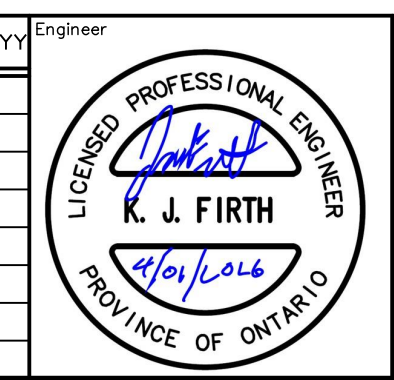


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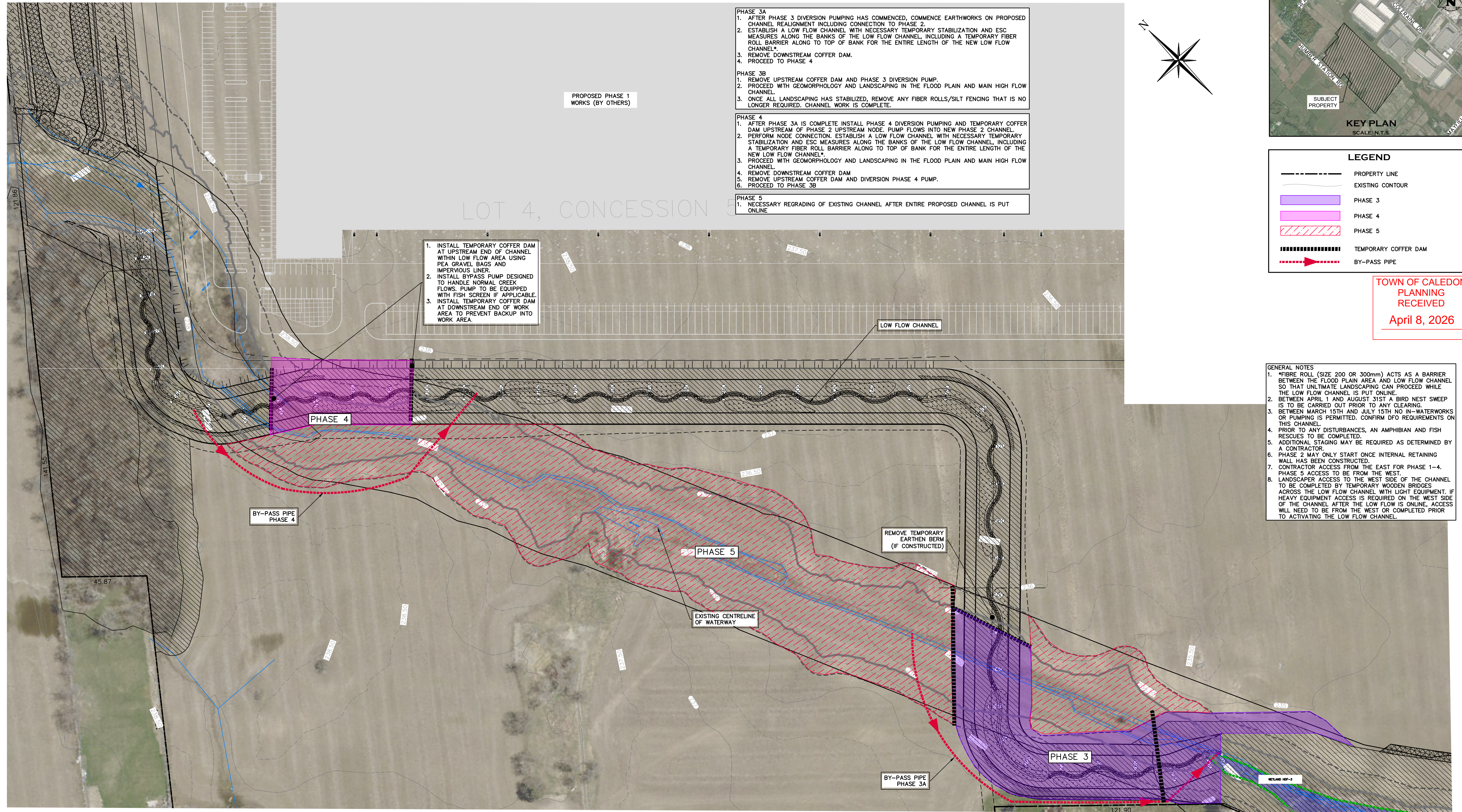


Project: **HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON**

Drawing: **CHANNEL CONSTRUCTION PHASING 1 & 2**

Drawn By: S.C./D.G./M.P.H. Design By: J.B./D.G./K.D. Project: **624-6777**

Check By: M.I./J.F. Check By: M.I./J.F. Drawing: **C636**



PROPOSED PHASE 1 WORKS (BY OTHERS)

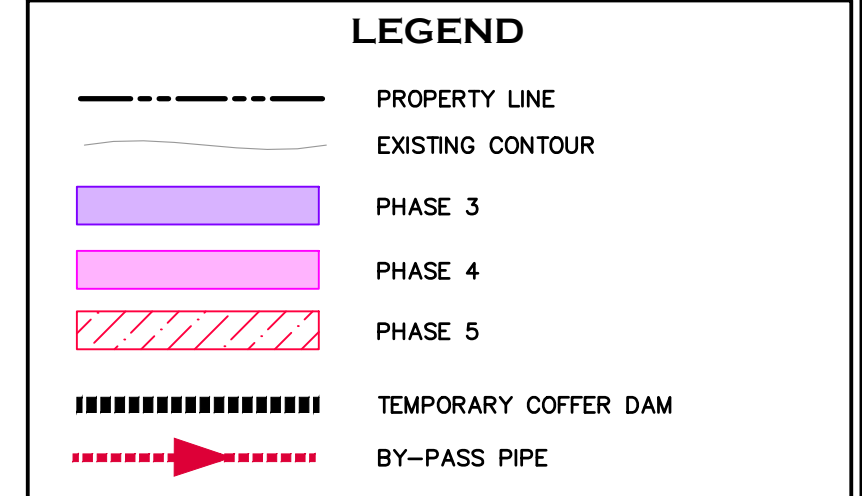
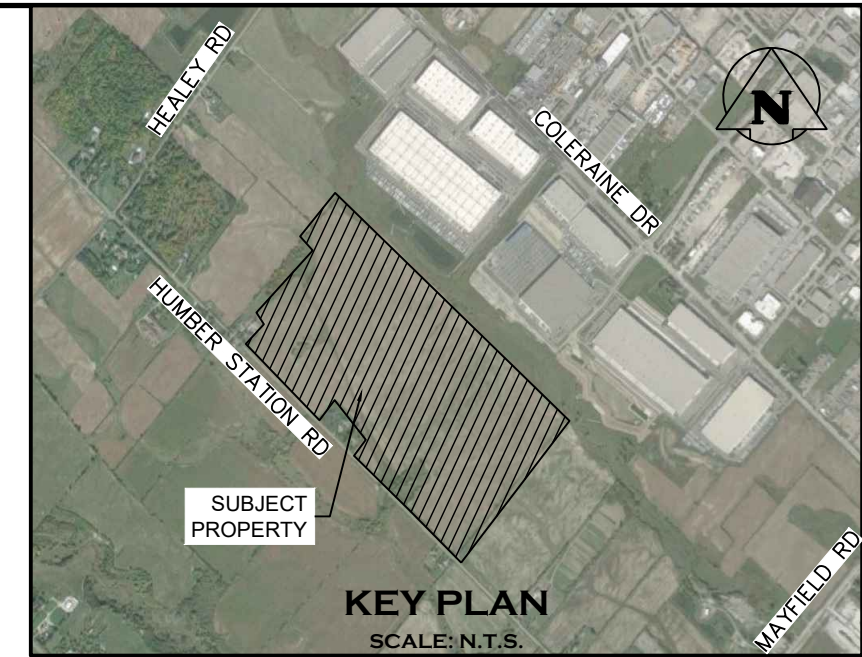
1. INSTALL TEMPORARY COFFER DAM AT UPSTREAM END OF CHANNEL WITHIN LOW FLOW AREA USING PEA GRAVEL BAGS AND IMPERVIOUS LINER.
2. INSTALL BYPASS PUMP DESIGNED TO HANDLE NORMAL CREEK FLOWS. PUMP TO BE EQUIPPED WITH FISH SCREEN IF APPLICABLE.
3. INSTALL TEMPORARY COFFER DAM AT DOWNSTREAM END OF WORK AREA TO PREVENT BACKUP INTO WORK AREA.

- PHASE 3A**
1. AFTER PHASE 3 DIVERSION PUMPING HAS COMMENCED, COMMENCE EARTHWORKS ON PROPOSED CHANNEL REALIGNMENT INCLUDING CONNECTION TO PHASE 2.
 2. ESTABLISH A LOW FLOW CHANNEL WITH NECESSARY TEMPORARY STABILIZATION AND ESC MEASURES ALONG THE BANKS OF THE LOW FLOW CHANNEL, INCLUDING A TEMPORARY FIBER ROLL BARRIER ALONG TO TOP OF BANK FOR THE ENTIRE LENGTH OF THE NEW LOW FLOW CHANNEL.
 3. REMOVE DOWNSTREAM COFFER DAM.
 4. PROCEED TO PHASE 4.

- PHASE 3B**
1. REMOVE UPSTREAM COFFER DAM AND PHASE 3 DIVERSION PUMP.
 2. PROCEED WITH GEOMORPHOLOGY AND LANDSCAPING IN THE FLOOD PLAIN AND MAIN HIGH FLOW CHANNEL.
 3. ONCE ALL LANDSCAPING HAS STABILIZED, REMOVE ANY FIBER ROLLS/SILT FENCING THAT IS NO LONGER REQUIRED. CHANNEL WORK IS COMPLETE.

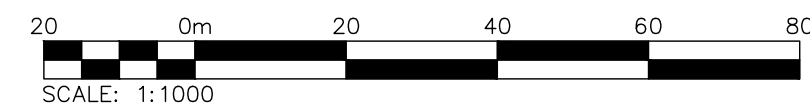
- PHASE 4**
1. AFTER PHASE 3A IS COMPLETE INSTALL PHASE 4 DIVERSION PUMPING AND TEMPORARY COFFER DAM UPSTREAM OF PHASE 2 UPSTREAM NODE. PUMP FLOWS INTO NEW PHASE 2 CHANNEL.
 2. PERFORM NODE CONNECTION. ESTABLISH A LOW FLOW CHANNEL WITH NECESSARY TEMPORARY STABILIZATION AND ESC MEASURES ALONG THE BANKS OF THE LOW FLOW CHANNEL, INCLUDING A TEMPORARY FIBER ROLL BARRIER ALONG TO TOP OF BANK FOR THE ENTIRE LENGTH OF THE NEW LOW FLOW CHANNEL.
 3. PROCEED WITH GEOMORPHOLOGY AND LANDSCAPING IN THE FLOOD PLAIN AND MAIN HIGH FLOW CHANNEL.
 4. REMOVE DOWNSTREAM COFFER DAM.
 5. REMOVE UPSTREAM COFFER DAM AND DIVERSION PHASE 4 PUMP.
 6. PROCEED TO PHASE 3B.

- PHASE 5**
1. NECESSARY REGRADING OF EXISTING CHANNEL AFTER ENTIRE PROPOSED CHANNEL IS PUT ONLINE.



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- GENERAL NOTES**
1. *FIBRE ROLL (SIZE 200 OR 300mm) ACTS AS A BARRIER BETWEEN THE FLOOD PLAIN AREA AND LOW FLOW CHANNEL SO THAT ULTIMATE LANDSCAPING CAN PROCEED WHILE THE LOW FLOW CHANNEL IS PUT ONLINE.
 2. BETWEEN APRIL 1 AND AUGUST 31ST A BIRD NEST SWEEP IS TO BE CARRIED OUT PRIOR TO ANY CLEARING.
 3. BETWEEN MARCH 15TH AND JULY 15TH NO IN-WATERWORKS OR PUMPING IS PERMITTED. CONFIRM DFO REQUIREMENTS ON THIS CHANNEL.
 4. PRIOR TO ANY DISTURBANCES, AN AMPHIBIAN AND FISH RESCUES TO BE COMPLETED.
 5. ADDITIONAL STAGING MAY BE REQUIRED AS DETERMINED BY A CONTRACTOR.
 6. PHASE 2 MAY ONLY START ONCE INTERNAL RETAINING WALL HAS BEEN CONSTRUCTED.
 7. CONTRACTOR ACCESS FROM THE EAST FOR PHASE 1-4. PHASE 5 ACCESS TO BE FROM THE WEST.
 8. LANDSCAPER ACCESS TO THE WEST SIDE OF THE CHANNEL TO BE COMPLETED BY TEMPORARY WOODEN BRIDGES ACROSS THE LOW FLOW CHANNEL WITH LIGHT EQUIPMENT. IF HEAVY EQUIPMENT ACCESS IS REQUIRED ON THE WEST SIDE OF THE CHANNEL AFTER THE LOW FLOW IS ONLINE, ACCESS WILL NEED TO BE FROM THE WEST OR COMPLETED PRIOR TO ACTIVATING THE LOW FLOW CHANNEL.

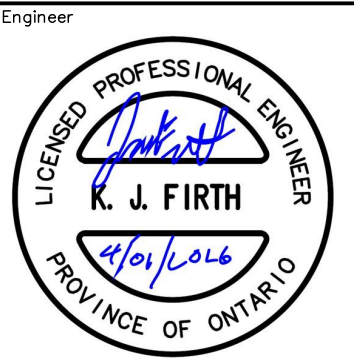


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6. DO NOT SCALE DRAWINGS.

TEMPORARY BENCHMARKS:
ELEVATION ARE REFERRED TO THE REGION OF PEEL BENCHMARK No. 40 LOCATED ON THE SOUTH FACE AT THE WEST CORNER OF SOUTH END OF A CONCRETE BOX CULVERT ACROSS MAYFIELD ROAD APPROXIMATELY 0.56 km EAST OF CLARKWAY DRIVE, HAVING AN ELEVATION OF 222.165 m. VERTICAL DATUM: CANADIAN GEODETIC DATUM, 1928 (1978 SOUTHERN ONTARIO READJUSTMENT)

No.	ISSUE	DATE: MMM/DD/YYYY
1	ISSUED FOR DRAFT PLAN OF SUBDIVISION	AUG/08/2025
2	RE-ISSUED FOR DRAFT PLAN OF SUBDIVISION	APR/01/2026



Project: HUMBER STATION DISTRIBUTION CENTRE TOWN OF CALEDON
Drawing: CHANNEL CONSTRUCTION PHASING 3, 4 & 5

CROZIER CONSULTING ENGINEERS

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